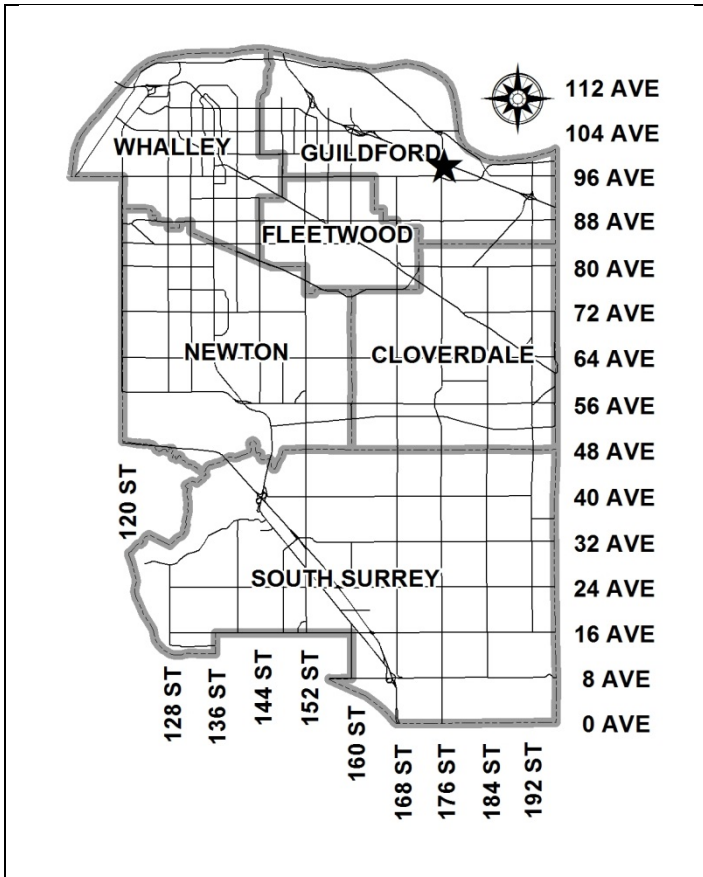


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0085-00

Planning Report Date: December 16, 2013



PROPOSAL:

- OCP Text Amendment
- Temporary Industrial Use Permit

to declare the site a Temporary Industrial Use Permit Area in order to permit a temporary house moving/ transportation business and church facility, for a period not to exceed three years.

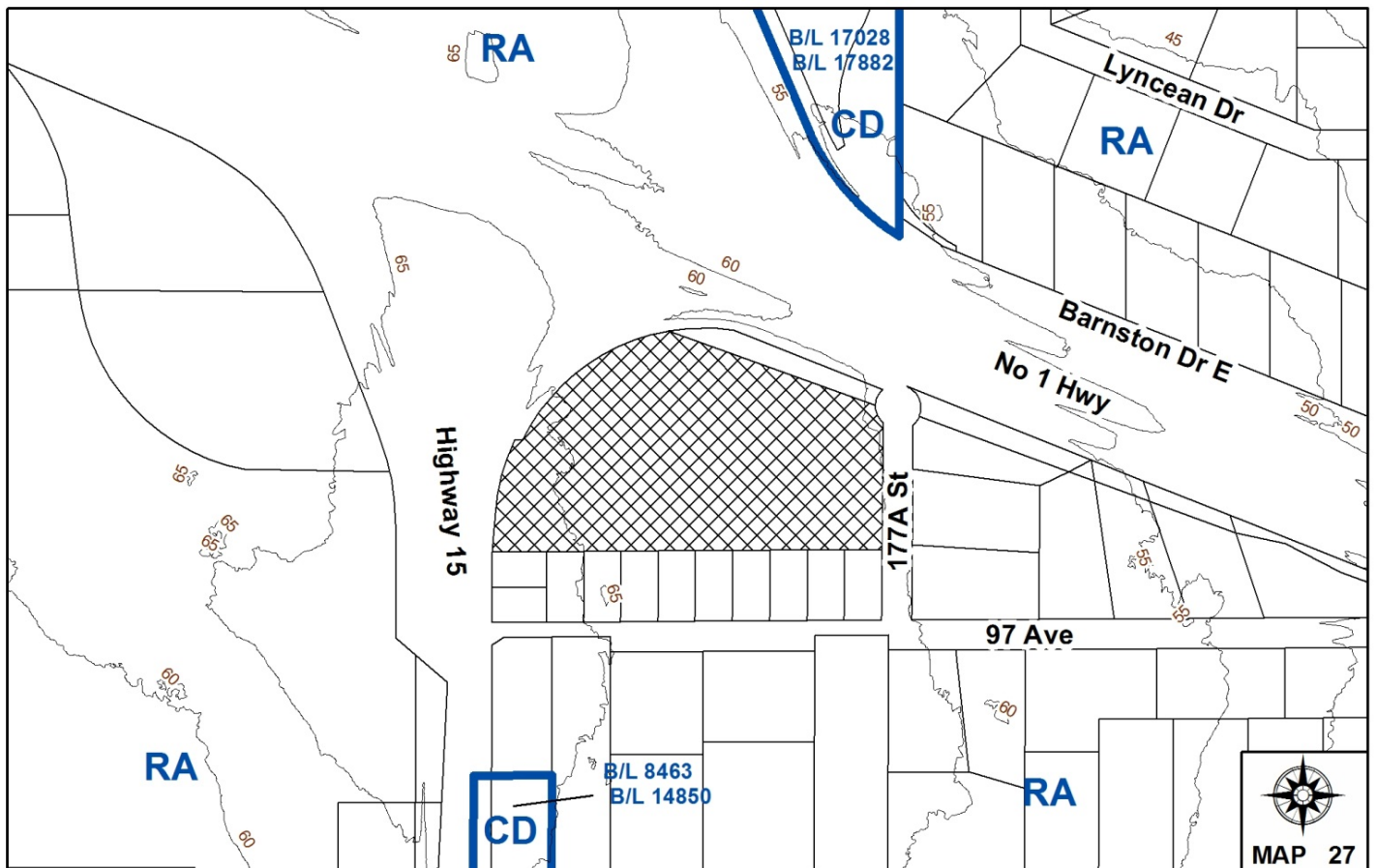
LOCATION: 9744 - 176 Street

OWNER: Board of Education of School District No 36 (Surrey)

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Light Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Text Amendment.
- Approval for Temporary Industrial Use Permit to proceed to Public Notification.
- Deny proposed additions to the existing Anniedale Traditional School building.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed transportation industry with outdoor storage and the proposed temporary church facility do not conform to the ultimate industrial uses envisioned for this area as identified in the Anniedale/Tynehead Neighbourhood Concept Plan (NCP).

RATIONALE OF RECOMMENDATION

- The area and subject site are designated Light Industrial in the Anniedale/Tynehead NCP but cannot be redeveloped to the ultimate land use and density until utility services are extended to the area.
- The proposed temporary house moving operation and temporary church facility will allow an interim use of the land until it is economically viable for the owners to develop the land with full services.
- The proposed temporary church is within the maximum 700 square metres (7,500 sq.ft.) permitted in the IB, IL and IL-1 Zones as an accessory use.
- The proposed building expansion should only be considered if the proposed uses are permitted in the existing zoning; neither proposed use is permitted in the RA Zone.
- As this application is for a Temporary Use Permit (TUP) and not a rezoning, approval of major building renovations will discourage the church from relocating, once the TUP expires.

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 authorize staff to, if applicable, draft a Heritage Revitalization Agreement By-law for Old Anniedale School and bring it forward for By-law Introduction.
4. Council deny the proposed additions to the existing Anniedale Traditional School building for the proposed Temporary Use Permit, as shown in Appendix VIII.
5. Council approve Temporary Industrial Use Permit No. 7913-0085-00 to proceed to Public Notification, as follows:
 - (a) with no building expansion to Anniedale Traditional School in accordance with recommendation #4 above, as shown in Appendix VII;
 - or**
 - (b) with building expansion to Anniedale Traditional School as requested by the applicant, as shown in Appendix VIII.
6. Council instruct staff to resolve the following issues prior to final adoption of the OCP Amendment By-law and issuance of the TUP:
 - (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) approval from the Ministry of Transportation & Infrastructure for the access at 176 Street and 97 Avenue;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan to the specifications and satisfaction of the Planning and Development Department;
 - (e) installation of landscaping along the northern property line to screen the outdoor storage from Highway No. 1;
 - (f) completion of a Heritage Revitalization Agreement for Old Anniedale School, or relocation of Old Anniedale School to the satisfaction of the General Manager, Planning and Development;

- (g) submission of building permit drawings that address Building Code requirements for change of occupancy and site grading to the satisfaction of the General Manager, Planning and Development; and
- (h) confirmation from a qualified professional that the site can be adequately serviced by a septic system and the septic system is adequately protected from heavy vehicles.

REFERRALS

Engineering: The Engineering Department has no objection the project as a temporary use subject to the completion of Engineering servicing requirements as outlined in Appendix III. Engineering has raised the concern that the proposed uses are more likely to be ultimate uses and should be the subject of a rezoning application which would trigger the extension of necessary servicing.

Ministry of Transportation & Infrastructure (MOTI): The applicant is to address the issues of access from Highway No. 15 at 97 Avenue and is required to submit a Safety Audit.

Surrey Fire Department: The proposed project must comply to all Building Code and fire and life safety requirements.

Heritage Advisory Commission (HAC): HAC recommends a Heritage Revitalization Agreement (HRA) for the Old Anniedale School building be completed, however at this time there is uncertainty if the heritage school is to remain on site (see Old Anniedale School Heritage Building section of this report).

SITE CHARACTERISTICS

Existing Land Use: Former Anniedale Traditional School and Old Anniedale School heritage building, both of which are no longer in operation but are intended to be retained.

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|----------------------------|---|--|---|
| North (Across Hwy. No. 1): | Commercial and multiple residential site with townhouses under construction (Approved Development Application Nos. 7908-0052-00 and 7910-0316-00) | Commercial and Multiple Residential in the OCP | CD (By-law No. 17028, as amended by By-law No. 17882) |

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|----------------------------|--|---|----------------------|
| East (Across 177A Street): | Single family dwellings on 1/2 acre and 1- acre lots | Suburban in the OCP Light Industrial in the Anniedale - Tynehead NCP | RA |
| South: | Single family dwellings on 1/3-acre lots | Suburban in the OCP Light Industrial in the Anniedale - Tynehead NCP | RA |
| West (Across Hwy. No. 15): | Tynehead Regional Park | Conservation in the OCP | RA |

DEVELOPMENT CONSIDERATIONS

Background

- The subject lot, at 9744 - 176 Street, encompasses an area of 3 hectares (7.5 acres). It is designated Suburban under the Official Community Plan (OCP), and is currently zoned "One-Acre Residential Zone (RA)".
- The subject lot is located in the Anniedale/Tynehead Neighbourhood Concept Plan (NCP) area, where it is designated Light Industrial. The NCP, which was adopted by Council in May 2012, identifies the properties north of the Golden Ears Way to Highway No. 1 and east of 176 Street as a future Light Industrial area.
- However, due to the high cost of extending services to the area, it is not economically viable, at this time, to develop the subject site to the ultimate light industrial land use and densities envisioned under the Anniedale-Tynehead NCP without broader partnership or assemblies of developable land, to share the burden of front-ending servicing costs.
- The subject site is owned by Surrey School District No. 36 and is currently for sale. The applicant, Nickel Bros, is proposing to purchase the subject property as a joint venture with the Pentecostal Tabernacle Church.
- The subject site is occupied by two buildings: the Anniedale Traditional School building, and Old Anniedale School heritage building.
- There has been some discussion between the Surrey School District and a third party regarding the possible relocation of the Old Anniedale School heritage building to another site. However, the intent is for this building to remain on-site until an appropriate permanent location is determined (see Old Anniedale School Heritage Building section of this report).

Current Proposal

- As noted, the subject site is no longer operated as a school facility by the Surrey School District, and is currently for sale.
- Nickel Bros, a house moving and industrial moving firm, has expressed interest in the property and is proposing to relocate their existing head office from Port Coquitlam to the subject site.
- The Nickel Bros head office is currently located at 1528 Broadway St. in Port Coquitlam. Nickel Bros is planning to relocate to the south side of the Fraser River to take advantage of improved access to its Seattle and Vancouver Island operations, local ports, and routes to Alberta.
- The subject site is located close to major truck routes, Highway No. 1, Highway No. 15, the South Fraser Perimeter Road (Highway No. 17), the Canada/USA border, as well as the Fraser Surrey docks and Deltaport terminal.
- With the proposed move, Nickel Bros would expand its office space, shop space, and outside storage space at the proposed Surrey location.
- Nickel Bros intends to relocate the office component of the business into the existing Anniedale Traditional School building and to use the balance of the site, which was once occupied by playing fields, for the storage of trucks, industrial moving equipment and vehicles, and to temporarily store houses that are in the process of being moved from one site to another.
- To service the trucks and transportation equipment used in the business, Nickel Bros is proposing to construct a temporary shop structure near the southeast corner of the site.
- However, although Nickel Bros has expressed interest in relocating the head office operation to Surrey, the subject site is approximately three times as large as their current site, and is larger than Nickel Bros currently requires.
- As a result, Nickel Bros is proposing to purchase the subject property as a joint venture with the Pentecostal Tabernacle Church.
- The Pentecostal Tabernacle Church is currently located in Burnaby, although church services are currently held in a hotel conference room, rather than in a dedicated church facility. The congregation currently has approximately 200 members.
- The Pentecostal Tabernacle has been seeking a site a Surrey in order to expand to the area south of the Fraser River, but has not been able to secure a suitable location.
- As part of the joint venture on the property, the Pentecostal Tabernacle proposes to share the existing Anniedale Traditional School building with Nickel Bros and will use the building for public gatherings and for office use. In addition, the church is also proposing to use the Old Anniedale School, if it is to remain on site, for youth and seniors programs, free community

tours, wedding ceremonies, and a place for individuals to have personal prayer time (see Heritage Value section below).

- As part of the proposal, both Nickel Bros and the Pentecostal Tabernacle Church are proposing to make additions to the Anniedale Traditional School building, by expanding the school gymnasium and adding a foyer (see Proposed Building Use and Expansion section of this report).
- The maximum number of years for which a Temporary Use Permit (TUP) can be issued is three years. However, at the end of the original three-year period, the applicant has the option of submitting a new application requesting an extension for an additional three years, for a total of six years.
- The applicant anticipates seeking an extension of the subject Temporary Use Permit, to operate for six years.
- The applicant understands that certain aspects of their current proposal may not comply with the permitted uses in the Light Industrial designation, such as the scale of the church use and the outdoor storage component of the industrial use.
- The applicant advises that once servicing is available to the subject site, the applicant intends to rezone the subject site to be in compliance with the Light Industrial designation of the Anniedale Tynehead NCP, and address the non-conformance aspects of their operations at that time.

NCP Designation and Future Land Use

- The subject site is located within the Anniedale-Tynehead NCP area, and is designated as Light Industrial.
- The overall development concept for the Anniedale Industrial area, located in the Anniedale-triangle (an area bound by Highway No 1 to the north, Highway No. 15 to the west, and Golden Ears Way to the south) envisions a high quality, light-industrial park. Land uses within the industrial park will include a mix of light manufacturing, distribution, warehouse, research and development, and similar uses.
- In order to achieve the high quality industrial environment envisioned for the Anniedale Industrial area which has high visibility along three provincial roads, the NCP suggests that outdoor storage and display of materials not be permitted.

Servicing Constraints

- The Anniedale Tynehead NCP area is currently serviced by private wells and a few localized City water mains. There is no City sanitary sewer system in the NCP area at this time. Individual property owners rely on the use of in-ground disposal systems for sewage disposal. The NCP area is currently serviced to a rural/agricultural drainage network that is comprised of many open ditches, culverts and a few storm sewers.
- As such, the existing infrastructure has insufficient capacity to service the land uses and densities envisioned in the Anniedale-Tynehead NCP.

- Major servicing work is required in order for development to occur within the Anniedale Tynehead NCP area, including a water connection to the Fleetwood Reservoir, construction of five sanitary pump stations, installation of eight stormwater detention ponds to intercept increased run-off from development, and the construction of two overpasses along Highway No. 15, and a third overpass at Golden Ears Way and Tynehead Drive (future Anniedale Road).
- The cost to service this NCP area is very high due to the limited amount of infrastructure in and around the area, its topography, and its location.
- The initial developers in this area will be required to construct a considerable amount of infrastructure to service the overall NCP. These developers will typically enter into a Development Cost Charge (DCC) Front-ending Agreement with the City by which they will recover their investment over time, from the DCC revenues collected by the City from other developments within the NCP area.
- It is not financially viable for Nickel Bros to front-end the construction of the required infrastructure. A broader partnership or assemblies of developable land to share the burden of front-ending servicing costs is a more likely and reasonable approach to extend services in the area.

Transportation and Access

- The subject site fronts Highway No. 15 (176 Street) to the west, Highway No. 1 to the north, and 177A Street to the east. Access to the subject site is illustrated in Appendix IX.
- The subject site previously gained access via a driveway from 176 Street. However, as part of the Port Mann / Highway No. 1 project improvements to the 176 Street interchange, the driveway access was eliminated.
- Although the subject site is currently addressed from 176 Street, vehicle access to the subject site is from a driveway located on 177A Street, along the eastern frontage of the subject site.
- Vehicle access to the site, including access by trucks and other large vehicles, will be from 97 Avenue, which lies to the south of the subject site but which is separated from the site by a row of single family dwellings on 1/3-acre lots. From 97 Avenue, vehicles will travel north along 177A Street to the subject site.
- The intersection of 97 Avenue and 176 Street is a right-/right-out only intersection, but will allow vehicles travelling north-bound on 176 Street to access the site. Vehicles destined for Highway No. 1 from the site will also be able to utilize this intersection.
- The other route for passenger vehicles to access the site is from the signalized intersection at 180 Street and Golden Ears Way, and from there, along 96 Avenue to 179 Street and along 97 Avenue to 177A Street. The work vehicles for the Nickel Bros operation will not use this route.
- 97 Avenue and 177A Street are currently built to a rural residential standard and are not designed to withstand the load of the vehicles required for the Nickel Bros operation. As

such, the applicant will be responsible for the structural upgrades and pavement widening of 97 Avenue (from 176 Street to 177A Street) and 177A Street (from 97 Avenue to the subject site).

- Although the subject site is located immediately adjacent to both Highway No. 1 and 176 Street (Highway No. 15), Ministry of Transportation and Infrastructure (MOTI) approval is not required for Official Community Plan Amendments or Temporary Use Permits. However, because the principal access to the subject site will be from 176 Street and 97 Avenue, MOTI requires the applicant to undertake a traffic safety audit with respect to the movement of vehicles to and from 176 Street.
- Nickel Bros is required to obtain a permit from the Ministry of Transportation and Infrastructure's Commercial Vehicle Safety and Enforcement (CVSE) Office for "extraordinary loads", that is, loads that are over-sized and/or over-weight.
- As part of their typical operation, Nickel Bros transports extraordinary loads such as houses and industrial equipment from job site to job site, but according to the applicant, does not typically bring these items to their business location.
- However, on occasion Nickel Bros proposes to store houses on the subject site on a temporary basis. Nickel Bros proposes to use the school's former driveway access from 176 Street for moving extraordinary loads on and off the subject site, rather than using 97 Avenue.
- The applicant has also indicated that they do not anticipate more than 4 houses to be stored on the subject site at any given time.

Proposed Site Plan

- Vehicle access to the subject site (other than for extraordinary loads described in the previous section) will be via 177A Street along the existing driveway to the school building which is adjacent to the south property line.
- The 7.5-acre site is proposed to be divided into two main areas: an eastern portion (5 acres), and a western portion (2.5 acres) with driveway access along the south property line, from 177A Street. These areas will be separated by a 1.8-metre (6 ft.) high cedar fence to reduce the visibility of the outdoor storage from Highway No. 15.
- The eastern 5 acres will be used for the transportation industry, storage of industrial vehicles and industrial equipment, temporary house storage and a maintenance shop, as follows:
 - This portion of the site will be surfaced with dust-free gravel. The temporary shop will be located near the southeast corner of the site and will be used for the maintenance of vehicles and equipment relating to the business. No washroom facility is proposed for this temporary building. Any workers requiring a washroom will use those available in the school building.
 - The temporary house storage area is proposed for the north portion of the site. It is anticipated that houses will remain on the site for 6 months at a time, and that no more than 4 houses will be stored on the site at any time.

- The balance of the area within the eastern portion of the site will be used for the storage of industrial vehicles and industrial equipment, vehicle maneuvering, and a staging/loading area.
- An existing stand of trees located at the northeast corner of the site will be retained and a 7.5-metre (25 ft.) wide landscape buffer is proposed to be planted along the Highway No. 1 frontage. The site is very visible from Highway No. 1 and the on-ramp. The stand of trees and landscape buffer are intended to screen the storage use from Highway No. 1.
- The existing septic field is located within this portion of the site, and is intended to remain. The septic field will be secured by a 3-metre (10 ft.) high cedar fence and the applicant proposes picnic tables within this space for workers to use during breaks.
- The western 2.5 acres contains the existing traditional school building, the heritage school building, and passenger vehicle parking area. This area is intended to service the office space and church use, as follows:
 - The Anniedale Traditional School building is located at the western-most portion of the site, near Highway No. 15. Nickel Bros intends to use a portion of the building for office use and as a training facility. The Pentecostal Tabernacle Church intends to use the remaining portion of the school for office space and church congregation space (see the following "Proposed Building Use and Expansion" section).
 - The Anniedale Traditional School building is screened from Highway No. 15 by a row of mature evergreen trees, which are intended to remain.
 - The Old Anniedale School heritage building is located to the north of the traditional school building, and is visible from the Highway No. 1 on-ramp from Highway No. 15. It is uncertain whether this building will remain on the subject site or if it will be moved to another site. Should the heritage building remain on site, the Pentecostal Tabernacle Church intends to use the space for youth and seniors programs, free community tours, wedding ceremonies, and a place for individuals to have personal prayer time (see "Old Anniedale School Heritage Building" section of this report).
 - Passenger-vehicle parking spaces for Nickel Bros employees and for the church congregation will be located near the south end of the western portion of the site. To the north of the proposed parking lot is an outdoor basketball court which is intended to remain.
 - The balance of the western portion is currently grassed and is intended to be retained.

Proposed Building Use and Expansion

- There are two existing buildings on the subject site: the Anniedale Traditional School building and the Old Anniedale School heritage building located along the western portion of the site. A third, temporary maintenance shop structure, is proposed for the southeast corner of the site. This section explains how these three buildings are intended to be used.
- Nickel Bros is proposing to renovate the existing Anniedale Traditional School building and to relocate (from Port Coquitlam) the head office function of the operation into this renovated space.
- The Anniedale Traditional School building is two storeys in height and is approximately 1,468 square metres (15,801 sq.ft.) in area. Former classrooms are located at the south end of the building, and the gymnasium is located at the north end of the building, as shown in Appendix II.
- There are two entrances to the building: one on the west side of the building facing 176 Street, and one on the east side of the building facing into the site. The applicant proposes to use the eastern entrance as the principal entrance, as it is located closest to the parking lot.
- While some portions of the building will be used by Nickel Bros exclusively, and by the Pentecostal Tabernacle Church exclusively, other portions of the building, such as hallways, washrooms, and the gymnasium, are intended to be shared by both users.
- Nickel Bros intends to occupy approximately 584 sq.m. (6,286 sq.ft.), or 31%, of the building exclusively, which includes two classrooms on the main floor, two classrooms on the second floor, and other small rooms such as the former school office, staff room and storage rooms.
- Nickel Bros employs between 20 and 40 staff, depending on the season. The proposed space within the Anniedale Traditional School allocated to Nickel Bros will be used by the administrative, sales and operations staff as well as the corporate leadership team as offices and meeting rooms on the upper floor. The lower space will be used as a locker room, lunch room and orientation room for drivers/workers including the Health & Safety, Fleet Management and Permitting records and teams.
- Nickel Bros does not require the entire Anniedale Traditional School building for their operation and, as a result, a portion of the building will be occupied by the Pentecostal Tabernacle Church.
- The Pentecostal Tabernacle Church intends to occupy approximately 353 sq.m. (3,799 sq.ft.), or 21%, of the building exclusively, which includes two classrooms on the main floor, and two classrooms on the second floor.
- The Pentecostal Tabernacle Church is currently located in Burnaby with a congregation of approximately 200 people. With the new proposed Surrey location, they anticipate an initial congregation of 50 people on Sundays, and a smaller attendance at one mid-week service.
- As the church occupies a smaller area of the building than the industrial use, the church use is considered an accessory use.

- The Pentecostal Tabernacle Church will employ 2-4 regular staff with typical working hours of 8:30am – 4:30pm Monday to Friday and 15 volunteers with typical working hours of 6:00pm – 9:00pm Monday to Friday at the Surrey location.
- The Pentecostal Tabernacle Church intends to use the 4 classrooms within the Anniedale Traditional School building for counseling and administration.
- In addition, the Pentecostal Tabernacle Church proposes to use the Old Anniedale School heritage building for youth and seniors programs, free community tours, wedding ceremonies, and a place for individuals to have personal prayer time.
- Shared areas within the existing building include hallways, washrooms and the gymnasium, and account for 690 square metres (7,427 sq.ft.), or 42%, of the building, including the proposed building expansion areas.
- To better accommodate their needs, both Nickel Bros and the Pentecostal Tabernacle Church are proposing an expansion of the Anniedale Traditional School building by expanding the gymnasium and reconstructing the entry and entry foyer, as shown in Appendix VIII.
- Nickel Bros offers various programs such as health and safety structural mover training and would like to offer these programs in the space formerly occupied by the school gymnasium. At the same time, the Pentecostal Tabernacle Church would like to use the former gymnasium space for public gatherings and for sports and recreation.
- However, both Nickel Bros and the Pentecostal Tabernacle Church feel that the existing gymnasium is too small for their needs and are requesting, as part of the application, to expand the existing gymnasium by 120 square metres (1,291 sq.ft.).
- The existing gymnasium, without expansion, is large enough to accommodate the Pentecostal Tabernacle Church's anticipated congregation of 50 initial members.
- The expanded gymnasium would accommodate Nickel Bros health, safety and structural moving training programs, and the Pentecostal Tabernacle Church would use the expanded gymnasium to facilitate community youth and seniors programs.
- Both Nickel Bros and the Pentecostal Tabernacle Church are also proposing to reconstruct and expand the existing foyer on the east side of the building in order to create a joint multi user entry for both Nickel Bros and the Pentecostal Tabernacle Church.
- The expansion of a permanent building for a temporary use is problematic. The site is zoned RA (One Acre Residential Zone) which allows a public school, and the existing building is permitted in the RA Zone. Expanding the existing permanent building for a use that is not permitted in the underlying zone, or for temporary uses that are not compatible with the long term vision for the area is not supportable.
- Instead of an expansion to the existing school building, staff recommended that the applicant construct a temporary building for training purposes. In lieu of a new foyer, staff also recommended that the applicant consider minor façade improvements to the building in order to create a more attractive common entry to the principal building. At the time of this

report, the applicant is persistent in pursuing a temporary expansion to the existing school building.

- In addition to the renovation and expansion of the Anniedale School Building, Nickel Bros is proposing to construct a temporary shop building near the south east portion of the subject site. This building would be for the maintenance of vehicles and equipment relating to the business.
- The temporary shop building will be approximately 300 square metres (3,229 sq.ft.) in floor area. The building was initially proposed to be a tarp-covered Quonset-type structure, and staff raised concerns that this structure would not meet the Building Code requirements.
- The details regarding the construction materials for this building are not yet determined, however all Building Code requirements must be satisfied.

Old Anniedale School Heritage Building

- Located at 9744 - 176 Street, Old Anniedale School is listed on the City of Surrey's Community Heritage Register and is protected by Heritage Designation By-law, 1986, No. 8579.
- At this time, it is unclear whether the Surrey School District, the current owner of the property, and the applicant have come to an agreement about whether Old Anniedale School will remain on the subject property or will be relocated to an alternate site.
- If Old Anniedale School remains on-site, the Pentecostal Tabernacle Church has indicated that they propose to use the heritage building for youth and seniors programs, free community tours, wedding ceremonies, and a place for individuals to have personal prayer time.
- Nickel Bros and the Pentecostal Tabernacle Church have indicated that, if the heritage building remains on site, they will complete a Heritage Revitalization Agreement (HRA) for the building, and will incorporate the use of the building as part of their overall operation.
- Although Old Anniedale School is subject to a heritage designation by-law (heritage protection), the property owner will be required to complete an HRA in order to establish a conservation plan for the building whether it remains on-site or is relocated to an alternate site. Should the building be relocated to an alternate site, the property owner of the alternate site will be required to complete an amendment to Heritage Designation By-law, 1986, No. 8579, along with a heritage alteration permit.
- If Old Anniedale School is relocated to an alternate site, the Heritage Revitalization Agreement will be triggered by the building permit process.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal Sign was erected on the property on July 4, 2013 and pre-notification letters were sent to area residents on June 24, 2013. To date, staff

received 5 telephone calls with respect to the proposal. The comments of those who telephoned are summarized as follows (*staff comments in italics*):

- Three callers requested general information about the proposed development, the Anniedale-Tynehead NCP area, and the anticipated timing of development in this area.

(Staff provided the callers with the requested information.)

- Two callers opposed the proposed development, expressing the following concerns:
 - Concern about industrial traffic and church traffic on 97 Avenue, which currently has a rural residential character. Concern about road widening encroaching into their front yard.

(Based on information provided by the applicant, the anticipated traffic volumes for Nickel Bros will include approximately: 40 daily round-trips from employees' personal vehicles, 18 daily round-trips of tractor-trailers, cranes, and jacking units.

Through the week, the church expects to generate four round-trips per day for their office component. It is anticipated that 50 round-trips will be generated on Sunday mornings by the initial church congregation. Some of the congregation will attend the site one night per week, but that number is expected to be less than on Sundays.

The existing width of pavement along 97 Avenue in front of the subject site is approximately 4 metres (13 ft.). The applicant will be required to widen the pavement along 97 Avenue to approximate 6.5 – 7.0 metres (20-23 ft.) in order to accommodate the large vehicles proposed to use 97 Avenue. All of the proposed pavement widening can be accommodated within the existing road right-of-way for 97 Avenue.)

- Concern about noise, dust, and debris entering into backyards

(Based on information provided by the applicant, the subject site will be predominantly used for the storage of tractor-trailers, cranes and associated transportation equipment. While houses may be stored on the subject site periodically, the applicant does not intend to do any construction on these buildings other than general maintenance, such as roof repair.)

- Concern about current park-like lot being converted to industrial use and that the proposed use is not suitable adjacent to a residential neighbourhood.

(The Anniedale-Tynehead NCP designates this area for future industrial uses. Due to the nature of the business, it is anticipated that the subject site will predominantly be used for vehicle storage and that minimal outdoor work will occur on the subject site. The majority of the business operation is off-site. The work vehicles (tractor-trailers, cranes, and jacking units) will depart for job sites in the morning and return in the afternoon. The typical hours of operation are 8:00am – 4:30pm Monday to Friday.

However, due to the nature of their industry and CVSE's permitting times for moving large loads, the Nickel Bros crews will often need to mobilize from the yard near

midnight or later as required for these moves. The applicant advises that generally there are between 30-50 night moves per year.)

Additional Public Consultation with Respect to Road Widening:

- As 97 Avenue and 177A Street may not have adequate pavement width or structural integrity to accommodate the large trucks accessing the subject site, road upgrades to 97 Avenue and 177A Street may be required. As such, staff requested that the applicant consult with the owners along 97 Avenue and 177A Street.
- On July 19, 2013, the applicant's agent sent letters by postal mail informing the owners of the possible upgrades required along 97 Avenue and 177A Street. It was discovered, however, that not all land owners along the affected portions of 97 Avenue and 177A Street were notified through the first mailing and, as a result, the applicant subsequently re-sent the notice to the land owners along these roads on September 10, 2013. The applicant and staff each received one response (the same resident) to the second notification:
 - The resident was interested in knowing whether the road construction would extend into the resident's property. The resident was also interested in knowing the timing of construction and what other development activity was happening in the area.

(Staff explained that the road improvements would occur within the existing road allowance, however, some tree pruning and limb removal may be required for some of the trees on the resident's property that overhang the road right-of-way. Staff was not aware of the construction timing. The applicant has since confirmed that they intend to be in full operation by May 2015.

Although there have been a number of inquiries with respect to development in Anniedale/Tynehead have been made to City staff since the NCP was adopted by Council, no land development applications for permanent development within the NCP have been received.)

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.

PROJECT EVALUATION

- As noted previously in this report, the subject site is located within the Anniedale/Tynehead Industrial area. The long term vision for this industrial area, as outlined in the NCP, is for the creation of a high quality industrial park with minimal outdoor storage.
- However, as noted previously, extending services to the Anniedale/Tynehead area is problematic and it is unlikely that these services and redevelopment of the area to the ultimate land use as envisioned under the NCP will be achieved in the short or medium term.

- Therefore, it may be appropriate for the City to consider short term, temporary industrial uses until the site can be economically serviced. Some benefits that may flow to Surrey by permitting the Temporary Use Permit for the Nickel Bros operation include:
 - The relocation of the Nickel Bros Canadian head office from Port Coquitlam to Surrey. Currently, the Port Coquitlam location employs 20-40 staff, depending on the season. Nickel Bros is an international firm with offices in Port Coquitlam, Vancouver Island and Everett, Washington.
 - The Old Anniedale School is currently protected as a heritage site by By-law No. 8579, but due to the uncertainty of its permanent location at this time, does not yet have a conservation plan prepared. The applicant is required to prepare a conservation plan for Old Anniedale School as a condition of approval.
 - If Old Anniedale School is relocated to an alternate site, the Heritage Revitalization Agreement will be triggered by the building permit process.
 - Structural improvements to 97 Avenue will enable large vehicles to access the designated industrial "triangle" within the Anniedale Tynehead NCP.
- The proposed Nickel Bros head office relocation to the subject site would conform to the long term uses envisioned under the Anniedale/Tynehead NCP, whereas the extensive outdoor storage component would not. Similarly the proposed church is not consistent with the long term vision for the area and may not be compatible with an industrial area with the potential for 24/7 businesses.
- As a result, staff have a number of concerns with the proposal:
 - One of the principles identified in the Anniedale-Tynehead NCP, adopted by Council in 2012, is to create opportunities for residents to work close to home by accommodating business and industrial development in the Anniedale triangle and other industrial business park lands. The proposed Temporary Use Permit for the church use offers minimal infrastructure investment. It does not provide for large employment opportunities, nor is it a catalyst for new business growth in the vicinity.
 - Employment Lands Strategy, prepared in 2008 defines a vision and strategy for Surrey's employment lands. As part of the strategy it recommended that industrial land be protected for industrial use. There is concern that the growth of the church use will outpace the growth of the industrial use.
 - The subject site is highly visible from Highway No. 1 and 176 Street. The subject site is 7.5 acres in area, the majority of which is intended to be used as outdoor storage, vehicle parking, and staging areas. The proposed temporary industrial use does not comply with the restrictions on outdoor storage within the Anniedale-Tynehead NCP.
 - Should services be available for the subject site at the time the Temporary Use Permit expires, Nickel Bros has indicated that they are interested in rezoning the subject site for their operation to become a permanent use. However, the operation proposed under the Temporary Use Permit does not comply with the Industrial provisions of the

- Anniedale-Tynehead NCP, and a drastic change would be required in order to bring the site into compliance with the NCP.
- Immediately to the south of the subject site are 11 residential lots. As part of the Anniedale Tynehead NCP, it is expected that these 11 lot will ultimately be consolidated with the subject site for future industrial use. At this time, these lots are not part of the proposed Temporary Use Permit.
 - Although these 11 lots are designated Light Industrial in the Anniedale-Tynehead NCP (the same designation as the subject site), it is anticipated that these lots will remain as residential use for many years. There may be conflicts between the proposed use and the existing residential use in terms of noise, traffic, and hours of operation.
 - Area residents have expressed concern regarding another trucking proposal, that this area is still a residential neighbourhood and that short-term industrial users such as truck parks are making the area undesirable for the existing residents. Long term users that provide the appropriate servicing infrastructure are more desirable.
 - The expansion of a permanent building for a temporary use is problematic. The site is zoned RA (One Acre Residential Zone) which allows a public school, and the existing building is permitted in the RA Zone. Expanding the existing permanent building for a use that is not permitted in the underlying zone, or for temporary uses that are not compatible with the long term vision for the area is not supportable.
 - The subject Temporary Use Permit application is for a period of 3 years. To operate on this site, the applicant is required to upgrade approximately 300 metres (984 ft.) of road in order to bring their vehicles to the subject site, as well as to make other costly upgrades to the site and the existing building.
 - There is concern that the amount of money being spent by the applicant for a temporary use may lead them to believe that their operations should be permanent which would be contrary to the Anniedale-Tynehead NCP.

CONCLUSION

- In considering the pros and cons of this proposal, the Planning and Development Department believes there is merit for the proposed use to operate on a temporary basis, and therefore, recommends that this project be supported by Council, provided that the church use remains an accessory use.
- As the applicant is requesting a Temporary Use Permit, staff are not supportive of a permanent expansion to an existing building for temporary uses.
- Instead of an expansion to the existing school building, staff have recommended that the applicant construct a temporary building for training purposes. In lieu of a new foyer, staff also recommended that the applicant consider minor façade improvements to the building in order to create a more attractive common entry to the principal building. At the time of this report, the applicant has indicated a desire to pursue the expansion to the existing school building as proposed.

- Once services are available in this area, there may be merit in rezoning the subject site to a light industrial zone that complies with the Anniedale-Tynehead NCP guidelines regarding high quality design, outdoor storage restrictions, and lot consolidation.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|----------------|--|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Proposed Site Plan, Building Plans and Landscape Plans |
| Appendix III. | Engineering Summary |
| Appendix IV. | Summary of Tree Survey and Tree Preservation |
| Appendix V. | Anniedale-Tynehead Neighbourhood Concept Plan map |
| Appendix VI. | Official Community Plan Text Amendment By-law |
| Appendix VII. | Temporary Industrial Use Permit No. 7913-0085-00 |
| Appendix VIII. | Proposed Building Expansion |
| Appendix IX. | Proposed access routes to/from subject site |
| Appendix X. | Aerial, oblique, and street view images of other Nickel Bros locations |
| Appendix XI. | Cover letter from Nickel Bros |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

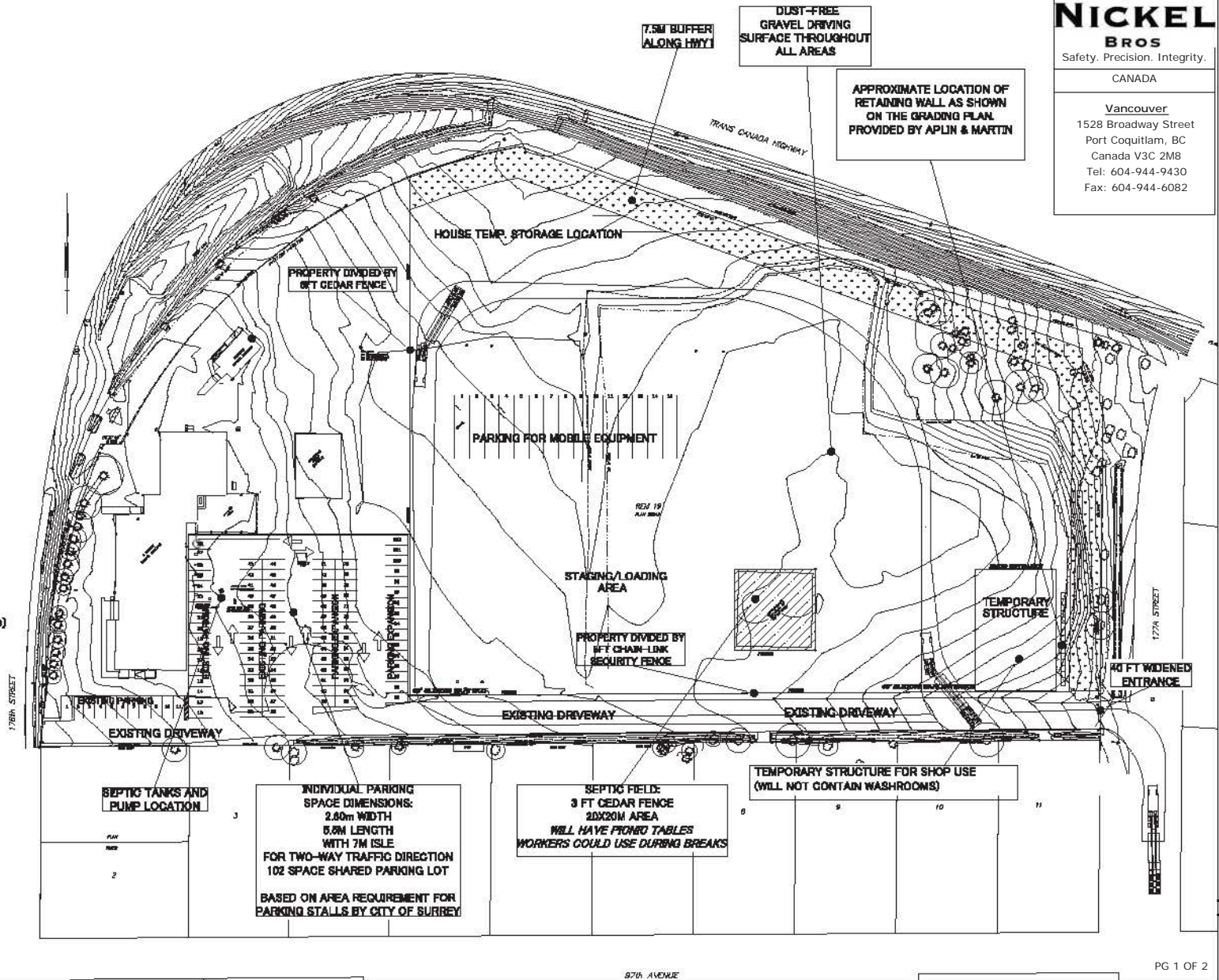
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NICKEL
Bros
Safety. Precision. Integrity.

CANADA

Vancouver
1528 Broadway Street
Port Coquitlam, BC
Canada V3C 2M8
Tel: 604-944-9430
Fax: 604-944-6082



PARKING SUMMARY:

| | REQUIRED | PROVIDED |
|----------------|------------|-------------|
| INSTITUTIONAL: | 102 SPACES | 102 SPACES |
| INDUSTRIAL: | 10 SPACES | (SEE BELOW) |

INDUSTRIAL WILL USE UPTO 25% SHARED
INSTITUTIONAL PARKING AS PER THE FOLLOWING:

OFF-STREET PARKING AND LOADING/UNLOADING PART 5 A. 4 (b)

AREA BREAKDOWN

| LAND USE | M ² | ACRE |
|------------------------------|----------------|------------|
| INDUSTRIAL NICKEL BROS. | 18,743 | 4.63 |
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| TOTAL INDUSTRIAL | 18,917 | 4.67 |
| INSTITUTIONAL LAND USE | 4,832 | 1.19 |
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| HERITAGE BUILDING FOOT PRINT | 76 | 0.02 |
| TOTAL INSTITUTIONAL | 7,292 | 1.80 |
| DRIVEWAY | 2,748 | 0.68 |
| SEPTIC FIELD | 400 | 0.10 |
| MAIN BLDG FOOTPRINT | 994 | 0.25 |
| GROSS TOTAL | 30,351 | 7.5 |

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

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

DATE: **December 12, 2013**

PROJECT FILE: **7813-0085-00**

RE: **Engineering Requirements (Commercial/Industrial and Institutional)
Location: 9744 176 Street**

TEMPORARY USE PERMIT

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

- Submit a Geotechnical Report to address the structural integrity of 97 Avenue and 177A Street, and reconstruct as required;
- Widen 97 Avenue and 177A Street to meet the minimum 7.0 metre pavement width to facilitate two-way traffic. The Engineering Department will accept a 6.5 meter pavement width in locations where existing infrastructure or road allowance widths do not allow for 7.0 meters;
- Construct onsite stormwater management features to ensure no impacts to neighbouring properties or downstream system;
- Replace the existing water service connection with a metered service from 177A Street; and
- Confirm and or upgrade the onsite alternate sewage disposal system to the satisfaction of the Approving Officer.

A Servicing Agreement is required prior to completion of the Temporary Use Permit.

Since the proposed Temporary Use is consistent with the industrial designation in the area and is likely to be the ultimate use for the site, the Engineering Department suggests this application should be the subject of a full Rezoning Application which would trigger works and services such as extension of services specified in the Anniedale-Tynehead NCP.



Rémi Dubé, P.Eng.
Development Services Manager

APPENDIX A

TREE PRESERVATION SUMMARY

Date of Field Review: May 27, 2013

Project Location: Anniedale School Site, 9744, 176th St. Surrey, BC

Certified Arbourist: Senga M. Lindsay, ISA

1. General Tree Assessment of the Subject Site

The subject site is described as the Proposed 2 Lot Subdivision at 5342 – 236 St. Langley, B.C

2. Summary of Proposed Tree Removal and Replacement

| | | |
|----|---|-----|
| 1) | Total Number of Significant Trees Identified <u>on Site</u> | 42 |
| 2) | Total Number of Significant Trees declared to be hazardous <u>on Site</u> | 0 |
| 3) | Total Number of Significant Trees to be Removed on Site <i>Subtotal Trees Removed Due to Development = 0 Trees</i> <i>Subtotal Trees Removed Due to Hazard = 0 Trees</i> | 0 |
| 4) | Total Number of Significant Trees to be Retained <u>on site</u> | 42 |
| 5) | Number of Replacement Trees Proposed <u>on Site</u> | 0 |
| 6) | Total Number of Significant Retained and Replacement Trees <u>on Site</u> | 42 |
| 7) | Number of Lots Proposed | N/A |
| 8) | Average Number of Proposed Replacement Trees/Lot | N/A |

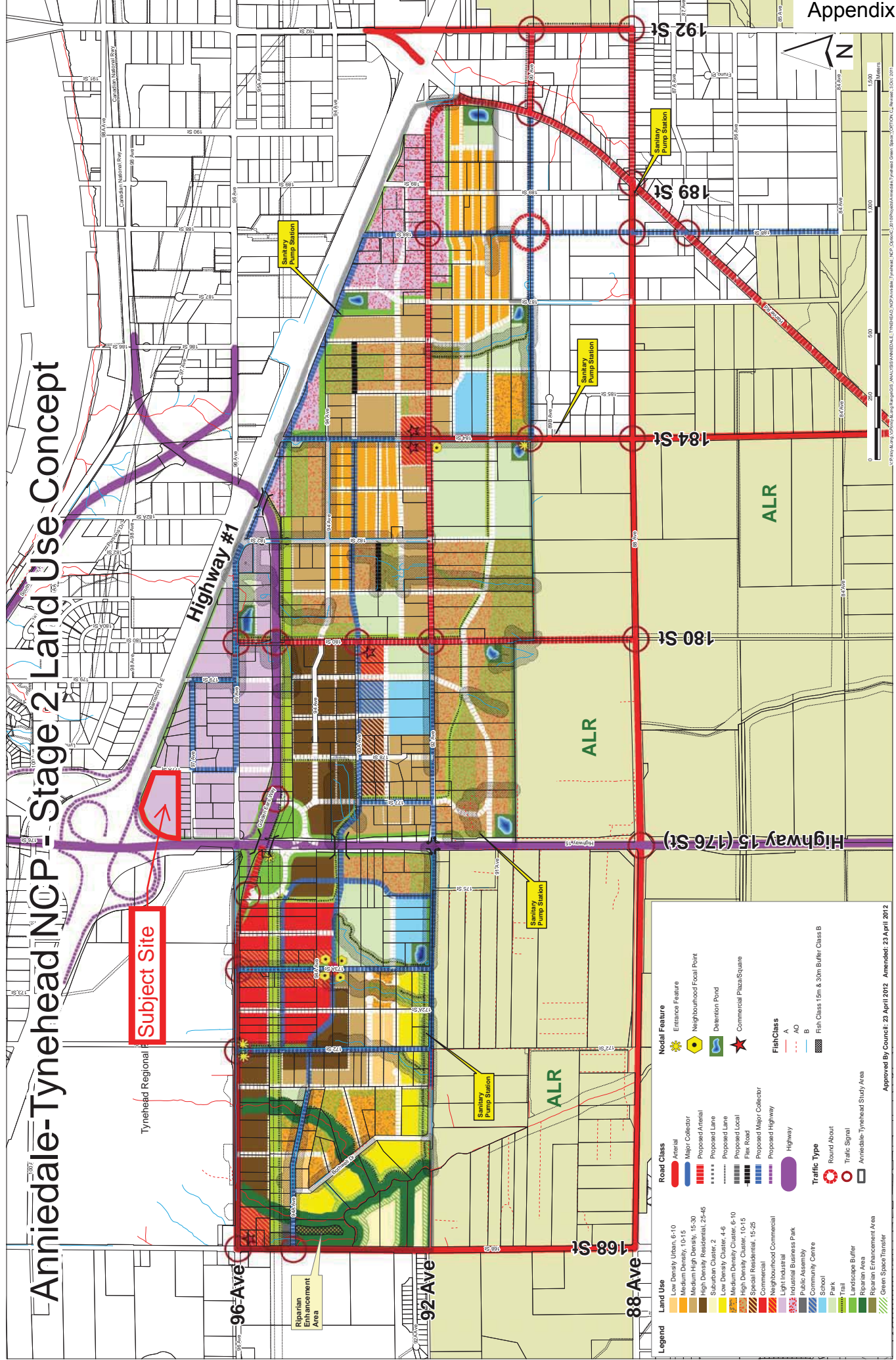
Tree Survey and Preservation Plan

Full Tree Survey Plan was included with original arbourist's report.

Modified survey plan with retained trees has been appended to updated report.

*Retention/Replacement Plan information provided by SLA inc.

Anniedale-Tynehead NCP - Stage 2 Land Use Concept



Subject Site

Tynehead Regional

Riparian Enhancement Area

96 Ave

92 Ave

88 Ave

84 Ave

168 St

180 St

184 St

189 St

192 St

Highway 15 (176 St)

Highway #1

Sanitary Pump Station

Sanitary Pump Station

Sanitary Pump Station

ALR

ALR

ALR

| Legend | |
|--------|-------------------------------------|
| | Low Density Urban, 6-10 |
| | Medium Density, 10-15 |
| | High Density, 15-30 |
| | Special Residential, 25-45 |
| | Stationary Cluster 2 |
| | Low Density Cluster 4,6 |
| | Medium Density Cluster 6-10 |
| | High Density Cluster 10-15 |
| | Special Residential, 15-25 |
| | Commercial |
| | Neighbourhood Commercial |
| | Light Industrial |
| | Industrial Business Park |
| | Public Assembly |
| | Community Centre |
| | School |
| | Park |
| | Trail |
| | Landscape Buffer |
| | Riparian Area |
| | Riparian Enhancement Area |
| | Green Space Transfer |
| | Aerial |
| | Major Collector |
| | Proposed Arterial |
| | Proposed Lane |
| | Proposed Lane |
| | Proposed Local |
| | Flex Road |
| | Proposed Major Collector |
| | Proposed Highway |
| | Highway |
| | Round About |
| | Traffic Signal |
| | Armedale-Tynehead Study Area |
| | Entrance Feature |
| | Neighbourhood Focal Point |
| | Deletion Pond |
| | Commercial Plaza/Square |
| | Fish Class A |
| | Fish Class AO |
| | Fish Class B |
| | Fish Class 15m & 30m Buffer Class B |

Approved By Council: 21 April 2012. Amended: 23 April 2012

CITY OF SURREY

BY-LAW NO. xx

A by-law to amend the provisions of Surrey Official
Community Plan By-law, 1996, No. 12900, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan By-law 1996, No. 12900, as amended, is hereby further amended as follows:

Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas, by adding the following section immediately following Temporary Industrial Use Permit Area No. xx

Temporary Industrial Use Permit Area No. xx

Transportation Industry and Church

Purpose: To allow the development and operation of a house moving and industrial moving operation, and church use.

Parcel Identifier: 008-848-564

Location: Lot 19 District Lot 390A Group 2 New Westminster District Plan 25643 Except Part on Plan EPP4939

9744 – 176 Street

- Conditions:
- (a) A security deposit is held by the City of Surrey to ensure the subject lands are restored to their original natural state which includes the removal of any temporary structures; and
 - (b) The subject lands are to be used in accordance with the provisions of the Temporary Use Permit.

Expiration: The Temporary Industrial Use Permit will remain in effect until the earlier of the following:

- (a) The date specified in the Temporary Industrial Use Permit; or
- (b) Three years after the Temporary Industrial Use Permit was issued.

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. Amendment By-law, 2013, No. "

PASSED FIRST AND SECOND READING on the, day of 2013.

PUBLIC HEARING HELD thereon on the, day of 2013.

PASSED THIRD READING on the day of 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 2013.

_____ MAYOR

_____ CLERK

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CITY OF SURREY

(the "City")

TEMPORARY INDUSTRIAL USE PERMIT

NO.: 7913-0085-00

Issued To: BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 36 (SURREY) OR
ANY SUBSEQUENT OWNER OF THE LAND

("the Owner")

Address of Owner: 14033 - 92 Avenue
Surrey, BC
V3V 0B7

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: 008-848-564

Lot 19 District Lot 390A Group 2 New Westminster District Plan 25643 Except Part on Plan EPP4939

9744 - 176 Street

(the "Land")

- 3 The Land has been designated as a Temporary Industrial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
 - (a) House moving and industrial equipment moving operation, including the storage of houses, provided that:
 - (i) No more than 4 houses are stored at any time; and
 - (ii) No house is stored for longer than 6 consecutive months.
 - (b) *Church.*

5. The temporary use shall be carried out according to the following conditions:
 - (a) All occupied buildings must satisfy the BC Building Code requirements;
 - (b) A Building Permit is required for the conversion of the tenant improvements to permit the use of the existing buildings;
 - (c) A qualified professional must confirm that the site can be adequately serviced by a septic system and the septic system is adequately protected from the large vehicles;
 - (d) The landscape buffer must be installed along the northern property line to screen the outdoor storage from Highway No. 1 to the satisfaction of the City Landscape Architect;
 - (e) The industrial land use area must be surfaced with dust-free gravel;
 - (f) the street fronting the property must be constructed to a structural and width standard to accommodate trucks to the satisfaction of the General Manager, Engineering;
 - (g) all other engineering requirements such as rights-of-way, where necessary, must be addressed to the satisfaction of the General Manager, Engineering;
 - (h) the industrial land use area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway; and
 - (i) an area of asphalt or concrete paving shall be provided on the site in the area where its driveway meets the fronting road to prevent tracking of dirt or mud onto the public street, to the satisfaction of the General Manager, Engineering;

6. This temporary industrial use permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this temporary industrial use permit.

7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$139,030.

8. 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.
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
10. The terms of this temporary use permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. 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 - Dianne L. Watts

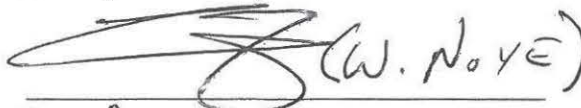
City Clerk - Jane Sullivan

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.

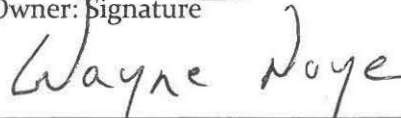
Authorized Agent: Signature

Name (Please Print)

OR

 (W. Noye)

Owner: Signature



Name: (Please Print)

Wayne D. Noye
Secretary-Treasurer

TO THE CITY OF SURREY:

I, Board Of Education Of School District No 36 (Surrey) (Name of Owner)

being the owner of Lot 19 District Lot 390A Group 2 New Westminster District Plan 25643,
Except Part on Plan EPP4939
(Legal Description)

known as 9744 - 176 Street
(Civic Address)

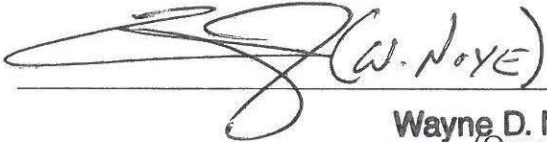
hereby undertake as a condition of issuance of my temporary use permit to:

- (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.



Wayne D. Noye
(Owner)
Secretary-Treasurer



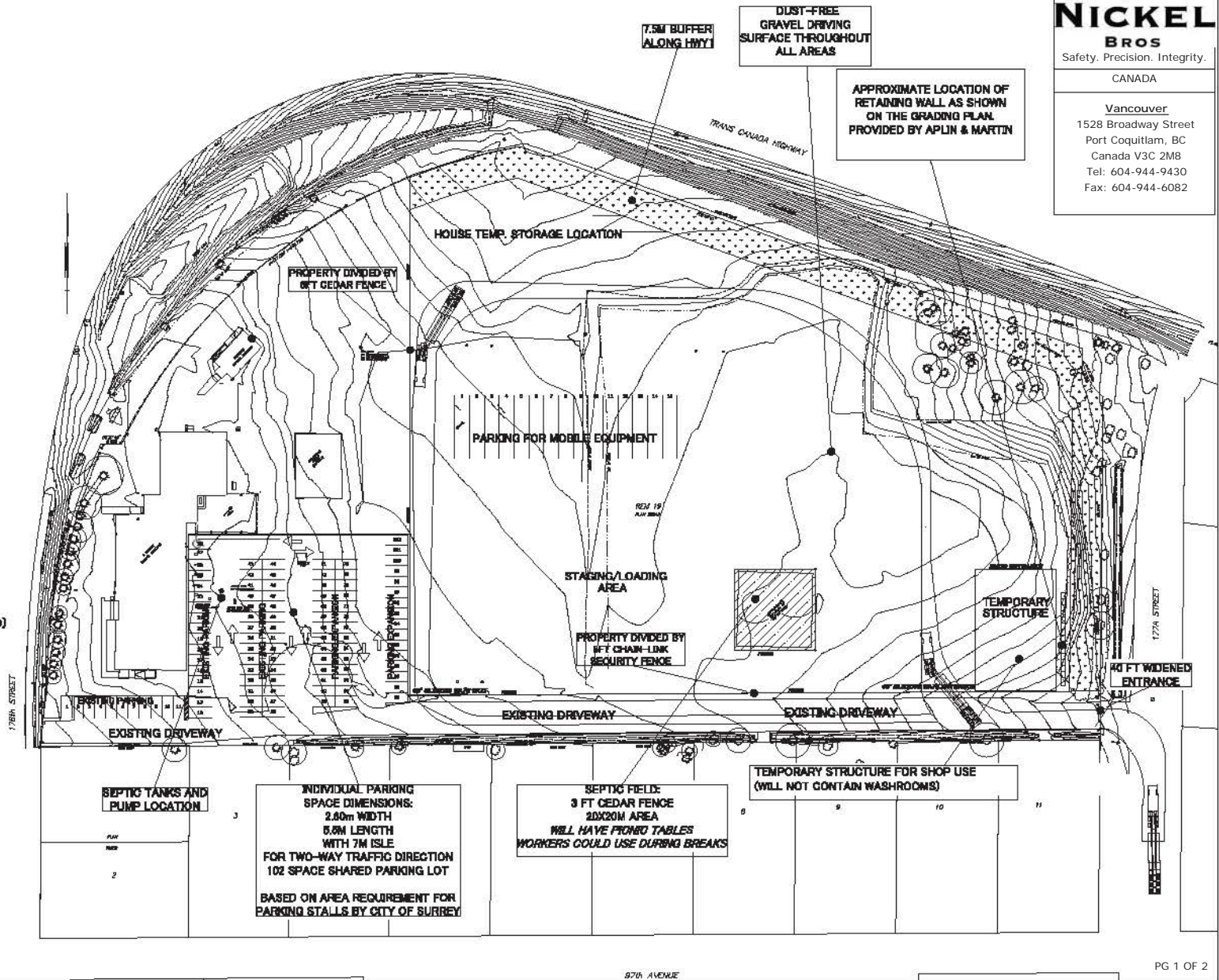
Karen Botsford, Commissioner (Witness)
for Taking Affidavits
for British Columbia



NICKEL
Bros
Safety. Precision. Integrity.

CANADA

Vancouver
1528 Broadway Street
Port Coquitlam, BC
Canada V3C 2M8
Tel: 604-944-9430
Fax: 604-944-6082



PARKING SUMMARY:

| | REQUIRED | PROVIDED |
|----------------|------------|-------------|
| INSTITUTIONAL: | 102 SPACES | 102 SPACES |
| INDUSTRIAL: | 10 SPACES | (SEE BELOW) |

INDUSTRIAL WILL USE UPTO 25% SHARED
INSTITUTIONAL PARKING AS PER THE FOLLOWING:

OFF-STREET PARKING AND LOADING/UNLOADING PART 5 A. 4 (b)

AREA BREAKDOWN


| LAND USE | M ² | ACRE |
|------------------------------|----------------|------------|
| INDUSTRIAL NICKEL BROS. | 18,743 | 4.63 |
| INDUSTRIAL PARKING | 174 | 0.04 |
| TOTAL INDUSTRIAL | 18,917 | 4.67 |
| INSTITUTIONAL LAND USE | 4,832 | 1.19 |
| INSTITUTIONAL PARKING | 2,384 | 0.59 |
| HERITAGE BUILDING FOOT PRINT | 76 | 0.02 |
| TOTAL INSTITUTIONAL | 7,292 | 1.80 |
| DRIVEWAY | 2,748 | 0.68 |
| SEPTIC FIELD | 400 | 0.10 |
| MAIN BLDG FOOTPRINT | 994 | 0.25 |
| GROSS TOTAL | 30,351 | 7.5 |

INDIVIDUAL PARKING SPACE DIMENSIONS:
2.60m WIDTH
5.8M LENGTH
WITH 7M ISLE
FOR TWO-WAY TRAFFIC DIRECTION
102 SPACE SHARED PARKING LOT
BASED ON AREA REQUIREMENT FOR PARKING STALLS BY CITY OF SURREY

SEPTIC FIELD:
3 FT CEDAR FENCE
20X20M AREA
WILL HAVE FIBRO TABLES
WORKERS COULD USE DURING BREAKS

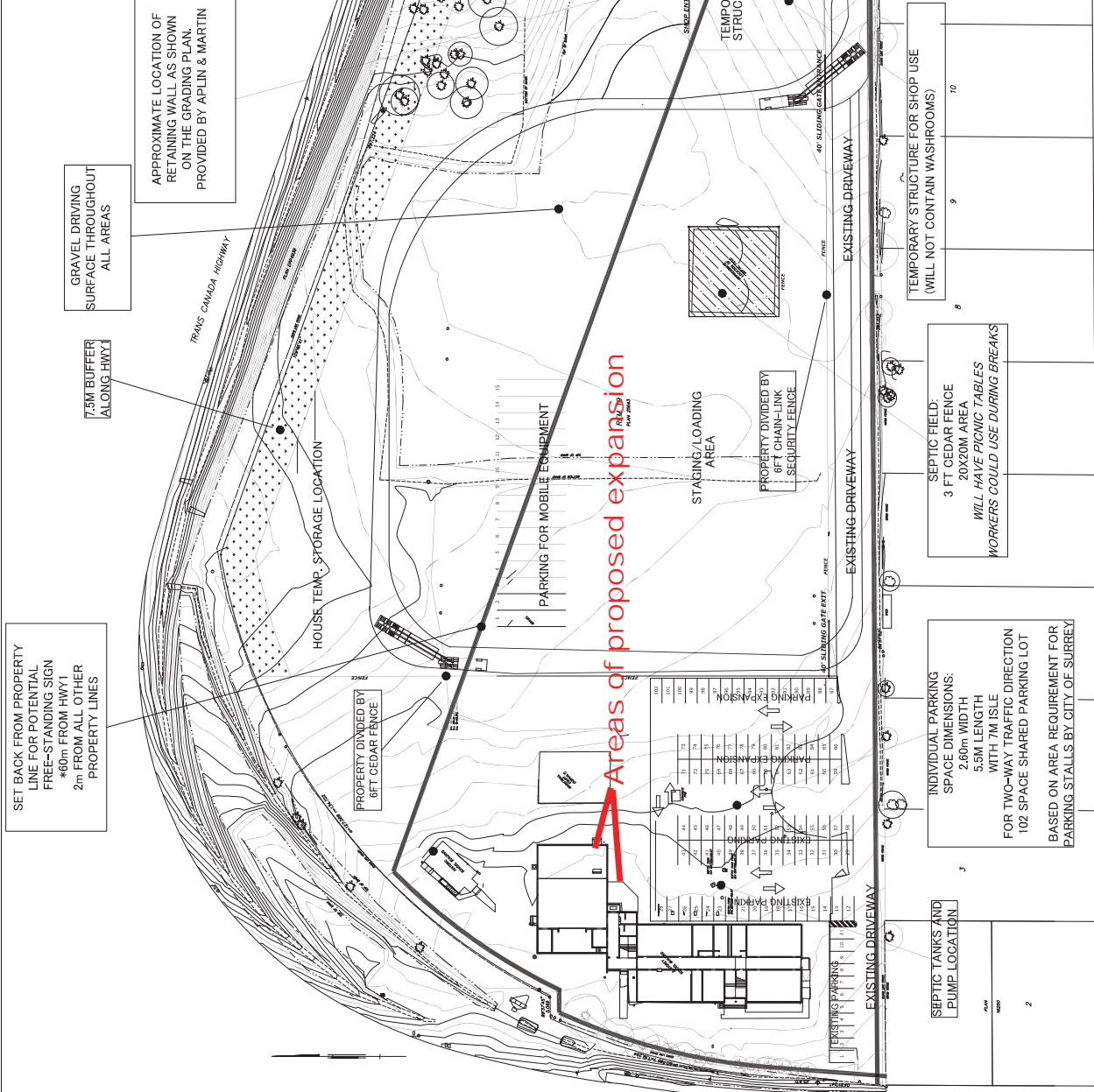
TEMPORARY STRUCTURE FOR SHOP USE
(WILL NOT CONTAIN WASHROOMS)

SURREY FILE NO. 13-0085-00



NICKEL BROS.
Safety, Precision, Integrity.

CANADA
Vancouver
1528 Broadway Street
Port Coquitlam, BC
Canada V3C 2M8
Tel: 604-944-9430
Fax: 604-944-6082



SET BACK FROM PROPERTY LINE FOR POTENTIAL FREE-STANDING SIGN
*60m FROM HWY 1
2m FROM ALL OTHER PROPERTY LINES

GRAVEL DRIVING SURFACE THROUGHOUT ALL AREAS

APPROXIMATE LOCATION OF RETAINING WALL AS SHOWN ON THE GRADING PLAN. PROVIDED BY APLIN & MARTIN

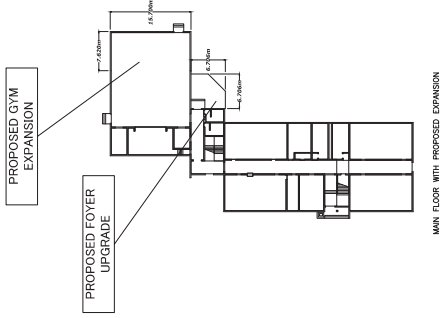
7.5M BUFFER ALONG HWY 1

PROPERTY DIVIDED BY 8 FT CEDAR FENCE

Areas of proposed expansion

SEPTIC FIELD:
3 FT CEDAR FENCE
20X20M AREA
WILL HAVE PICNIC TABLES
WORKERS COULD USE DURING BREAKS

INDIVIDUAL PARKING SPACE DIMENSIONS:
2.80m WIDTH
5.5M LENGTH
WITH 7M ISLE
FOR TWO-WAY TRAFFIC DIRECTION
102 SPACE SHARED PARKING LOT
BASED ON AREA REQUIREMENT FOR PARKING STALLS BY CITY OF SURREY



PARKING SUMMARY:
INSTITUTIONAL: PROVIDED
INDUSTRIAL: 102 SPACES
INDUSTRIAL: 10 SPACES (SEE BELOW)
INDUSTRIAL WILL USE UPTO 25% SHARED INSTITUTIONAL PARKING AS PER THE FOLLOWING:
OFF-STREET PARKING AND LOADING/UNLOADING PART 5 A. 4 (b)

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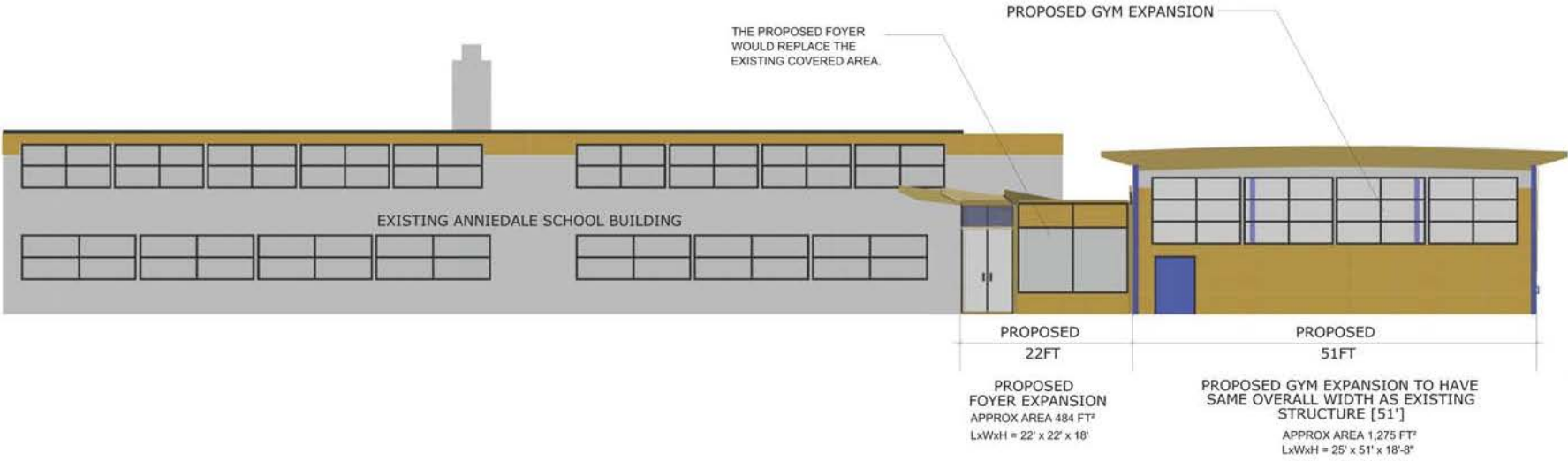


FIG1 - EXISTING COVERED AREA.
36' x 12' - FOOT PRINT

FIG1 - EXISTING COVERED AREA.

EAST ELEVATION

| |
|--|
| PROJECT |
| PROJECT TITLE: ANNIE DALE PROPOSED RENOVATION |
| PROJECT NO. : - |
| PROJECT DESCRIPTION: PROPOSED FOYER AND GYM EXPANSION |

| |
|--|
| CANADA |
| Vancouver 1528 Broadway Street Port Coquitlam, BC Canada V3C 2M8 Tel: 604-944-9430 Fax: 604-944-6082 |
| USA |
| Seattle #1-625 Riverside Road, Everett, WA. 98201 Tel: 425-257-2067 Fax: 425-257-2069 |

| | | | | |
|-------------------|-----------------------|-------------|---------------------|----------------|
| SCALE: N/A | PHASE: PRELIMINARY | TASK NO.: | ENGINEERED BY: - | DRAWING NO.: |
| DRAWING REVISIONS | | | | |
| DWG DATE | DRAWN BY | REVIEWED BY | FINAL APPROVAL | |
| 19 September 2013 | RR | - | APPROVED BY: | APPROVAL DATE: |



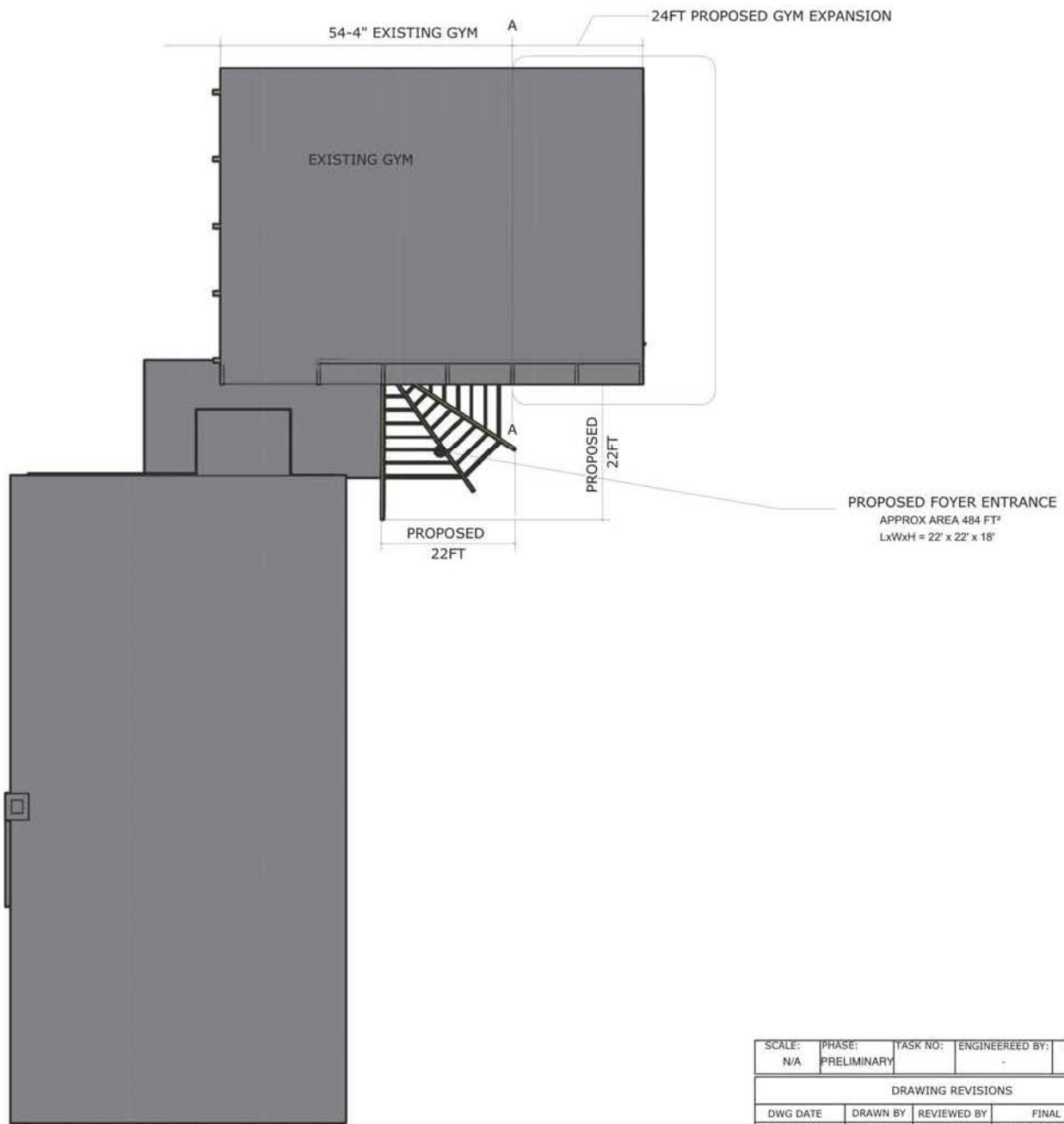


NORTH ELEVATION

| |
|--|
| PROJECT |
| PROJECT TITLE: ANNIDALE PROPOSED RENOVATION |
| PROJECT NO. : - |
| PROJECT DESCRIPTION: PROPOSED FOYER AND GYM EXPANSION |
| - |
| CANADA |
| Vancouver 1528 Broadway Street Port Coquitlam, BC Canada V3C 2M8 Tel: 604-944-9430 Fax: 604-944-6082 |
| USA |
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NICKEL BROS
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PLAN VIEW

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| PROJECT |
| PROJECT TITLE: ANNEDALE PROPOSED RENOVATION |
| PROJECT NO. : - |
| PROJECT DESCRIPTION: PROPOSED FOYER AND GYM EXPANSION |

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PROPOSED FOYER EXPANSION

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PROPOSED GYMNASIUM EXPANSION

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| PROJECT TITLE: ANNEDALE PROPOSED RENOVATION |
| PROJECT NO. : - |
| PROJECT DESCRIPTION: PROPOSED FOYER AND GYM EXPANSION |

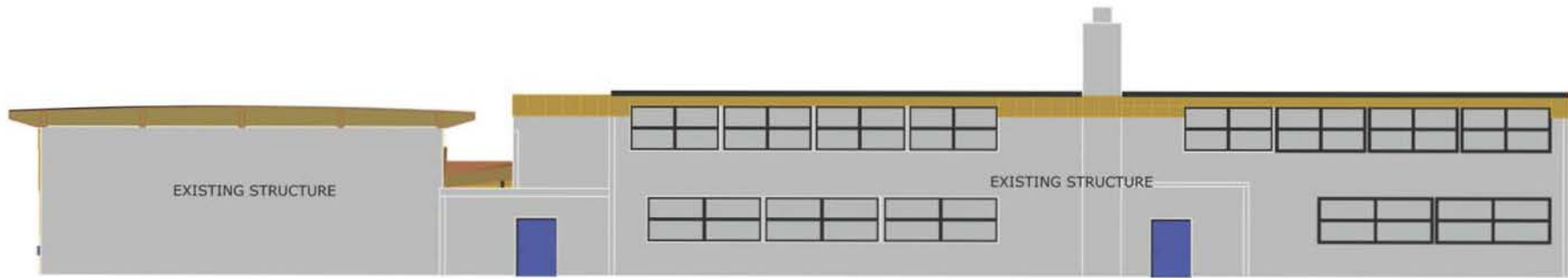
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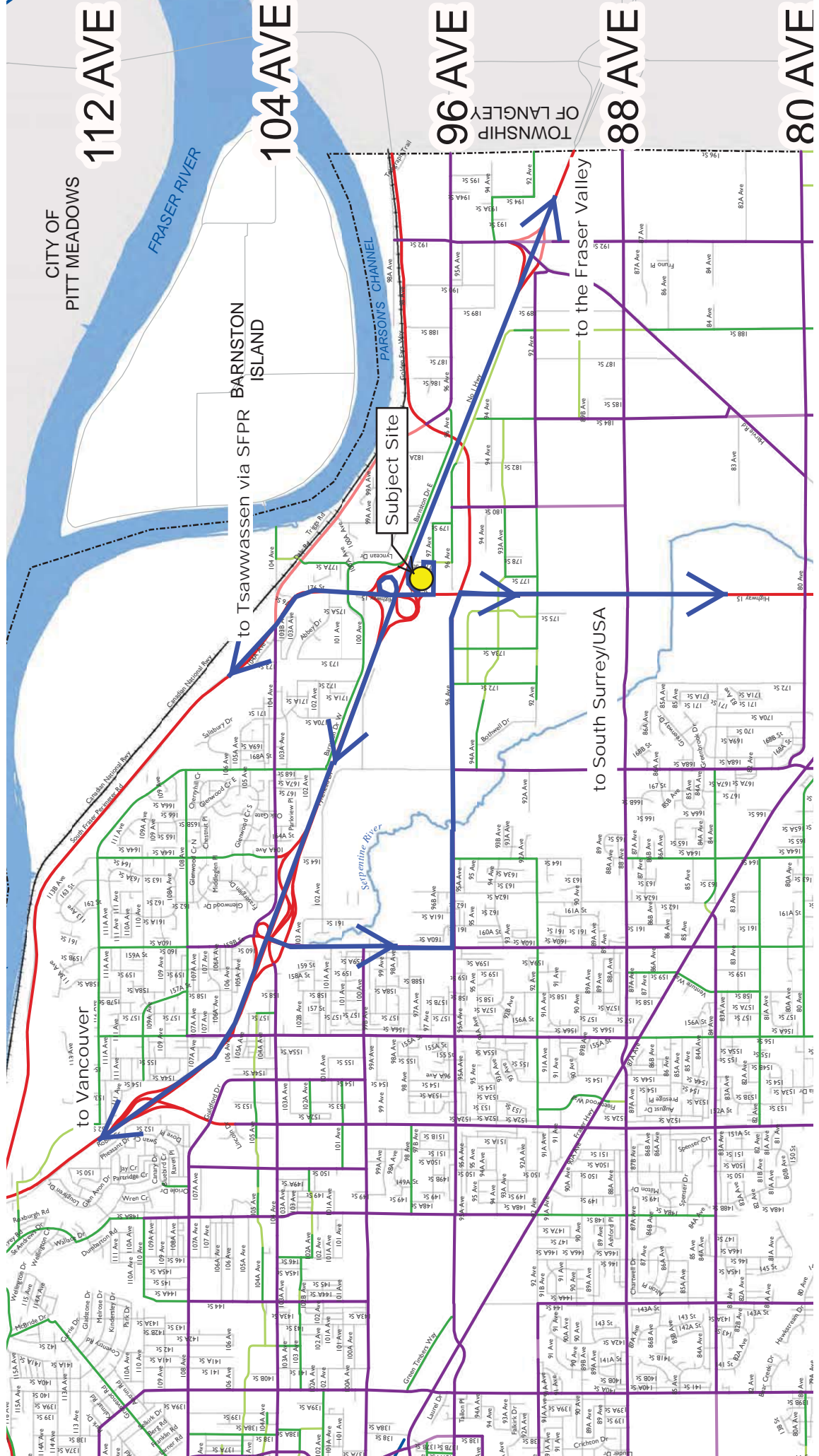
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| PROJECT NO. : - |
| PROJECT DESCRIPTION: PROPOSED FOYER AND GYM EXPANSION |

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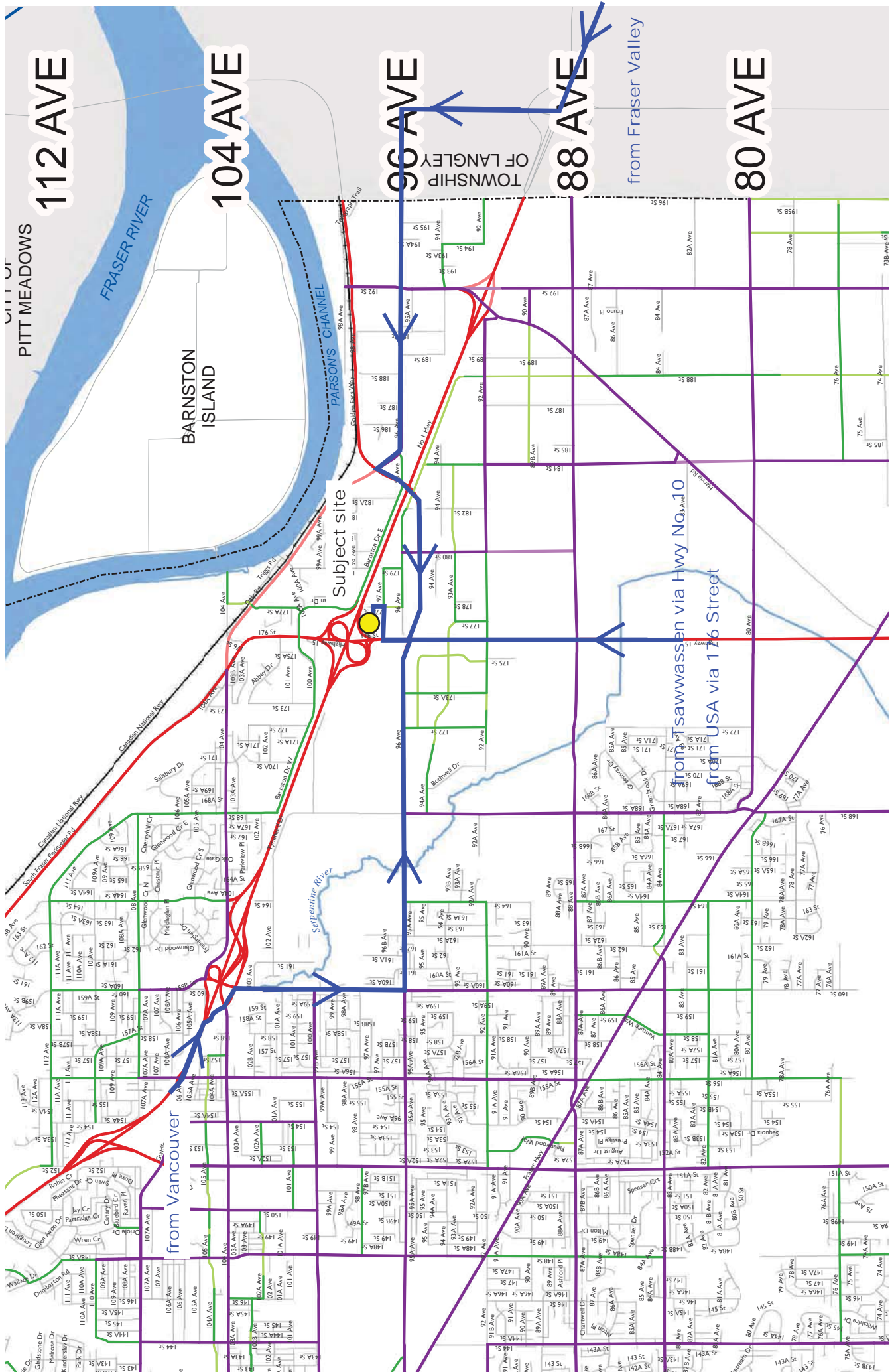
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Travel routes from the subject site



Travel routes to the subject site





Access routes to the subject site



Former driveway access, now closed

Truck and passenger vehicle access route, right in / right out only

Passenger vehicle access route, signaled intersection



Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

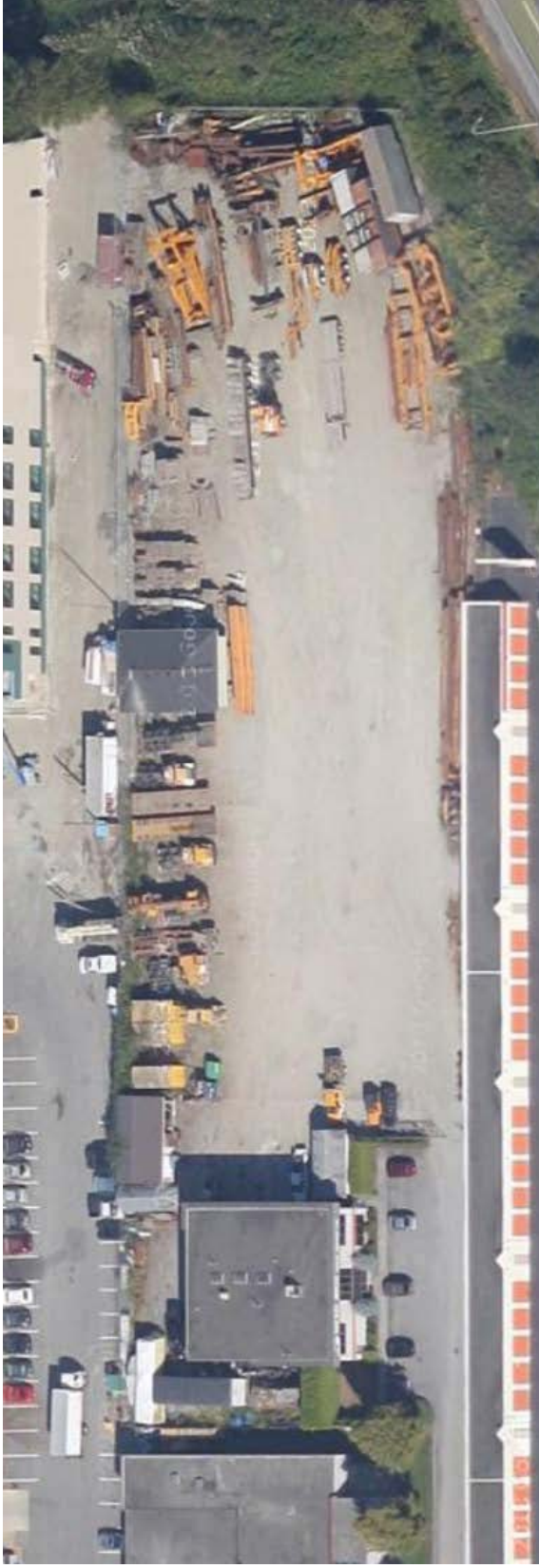


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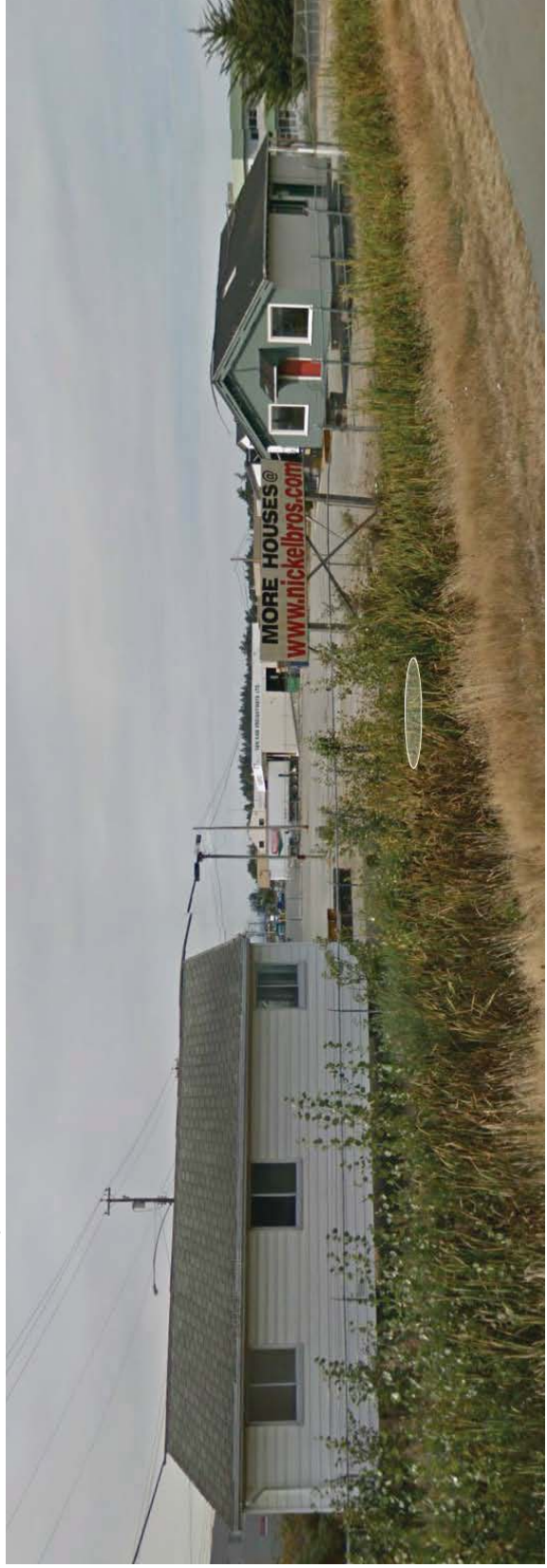
Map created on: December-06-13

Aerial, oblique and street views of other Nickel Bros. locations

Nickel Bros. Port Coquitlam, Oblique view



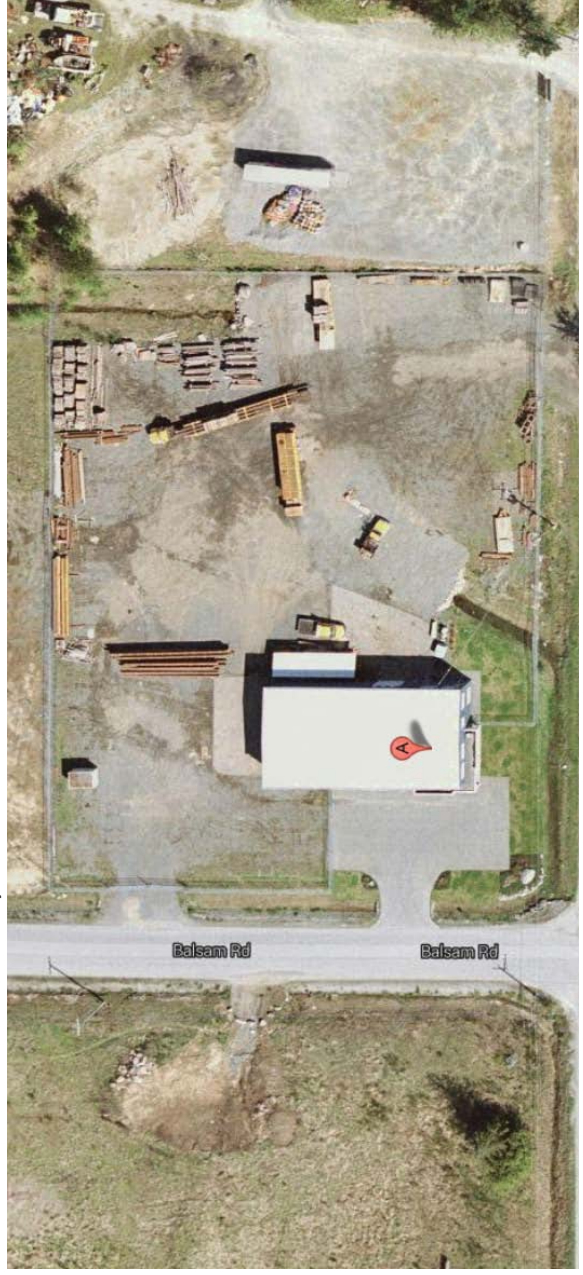
Nickel Bros. Victoria, Street view



Nickel Bros. Everett, Washington, Oblique view



Nickel Bros. Nanaimo, Aerial view



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TUP Request to Occupy 9744-176 Street Anniedale Property

Nickel Bros. is requiring a Temporary Use Permit in order to occupy the Anniedale property while municipal improvements and upgrades are made to the area (SEE FIGURE 1). The desired result for the TUP is to allow NB to operate on the property until final rezoning to light industrial is possible.

FIGURE 1



Anniedale-Tynehead NCP - Stage 2 Land Use Concept

Also, as the largest recyclers in BC of structurally sound buildings, the Nickel Bros. group wishes to continue to use the school building for educational purposes, community programs, and public assembly as a result of, and as a part of the condition removal process. We therefore require, as well, a Temporary Use Permit for the Anniedale Traditional School to continue being used.

The TUP for the Anniedale Traditional School would allow Pentecostal Tabernacle of British Columbia, a community-based church group (with a vision for helping new immigrants, youth and seniors through various existing programs) to lease the building for this purpose. For this reason, the Nickel Bros. group also requires a Temporary Use Permit to continue using the building under community-zoning as it was used the last 40 years for an accessory user. Under this TUP, the NB group wishes to modify the building to provide a full-size gymnasium to facilitate community youth and seniors programs.

Due to the short time-frame for contractual conditions removals (June 28, 2013) NB is requesting the City of Surrey to expedite both Temporary Use Permit applications. Finally, Nickel Bros. does require both TUP's to be approved in order move forward with the acquisition of the property.

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Nickel Bros. has been a part of the structural and industrial moving industry since 1956 and has strived to create a business that is conscious about recycling and the preservation of structures. The following are a few areas where Nickel Bros. has thrived throughout its history:

➤ **Recycling Buildings**

- Nickel Bros. has extensive experience recycling structures such as the following home moved from St. Georges Ave. in North Vancouver, to its final location in Abbotsford. This provides affordable housing, while preserving natural resources typically used for building.



➤ **Business to Local Ports**

- Nickel Bros. works extensively with the Port of Surrey recommending hundreds of loads each year. The Annedale lot is conveniently located on the main corridor to the port.



➤ **Historical Preservation of Buildings**

- Nickel Bros. has led projects for the historical preservation of buildings such as the Dunbar house in Vancouver and the Barclay house which were slated for demolition.



Dunbar House



Barclay House

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Pentecostal Tabernacle of British Columbia

Is a multicultural group that hosts various leadership training and personal growth sessions.



A Church for
PEOPLE LIKE YOU

pentab
of british columbia

They have formed numerous departments that provide the following:

➤ **Activities for Children**

- Fun and interactive Children's programs
- Sessions that highlight multiculturalism
- Plays and puppet shows
- Field trips to farms, skating and park-picnics
- Musical programs including a children's choir



➤ **Activities for Youth (called IGNITE) include:**

- Hosting youth conferences and dinners
- Youth auctions providing community services
- IGNITE concerts
- Sessions held regularly to encourage youth to impact their community in a positive way
- Youth counselling
- Field trips and camp meetings

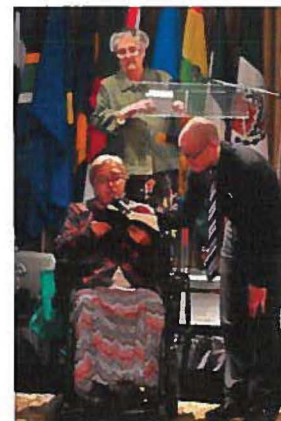
➤ **Activities for Seniors**

PenTab has developed a department dedicated to seniors that is devoted to the following:

- Holding annual seniors conferences
- Hosting numerous seniors banquets
- Creating teams that visit seniors in the community
- Providing transportation when needed

➤ **General Activities**

- Whalley and Hastings outreach (feeding the homeless)
- Annual picnics
- Christmas banquets
- Diverse Cultural Meet and greet lunches



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