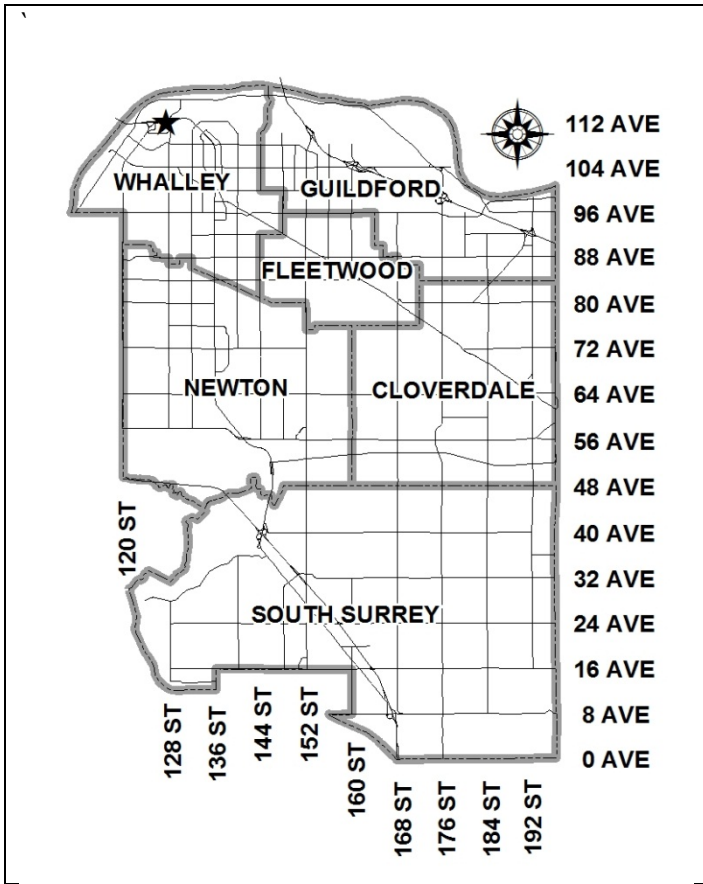


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0258-00

Planning Report Date: May 12, 2014

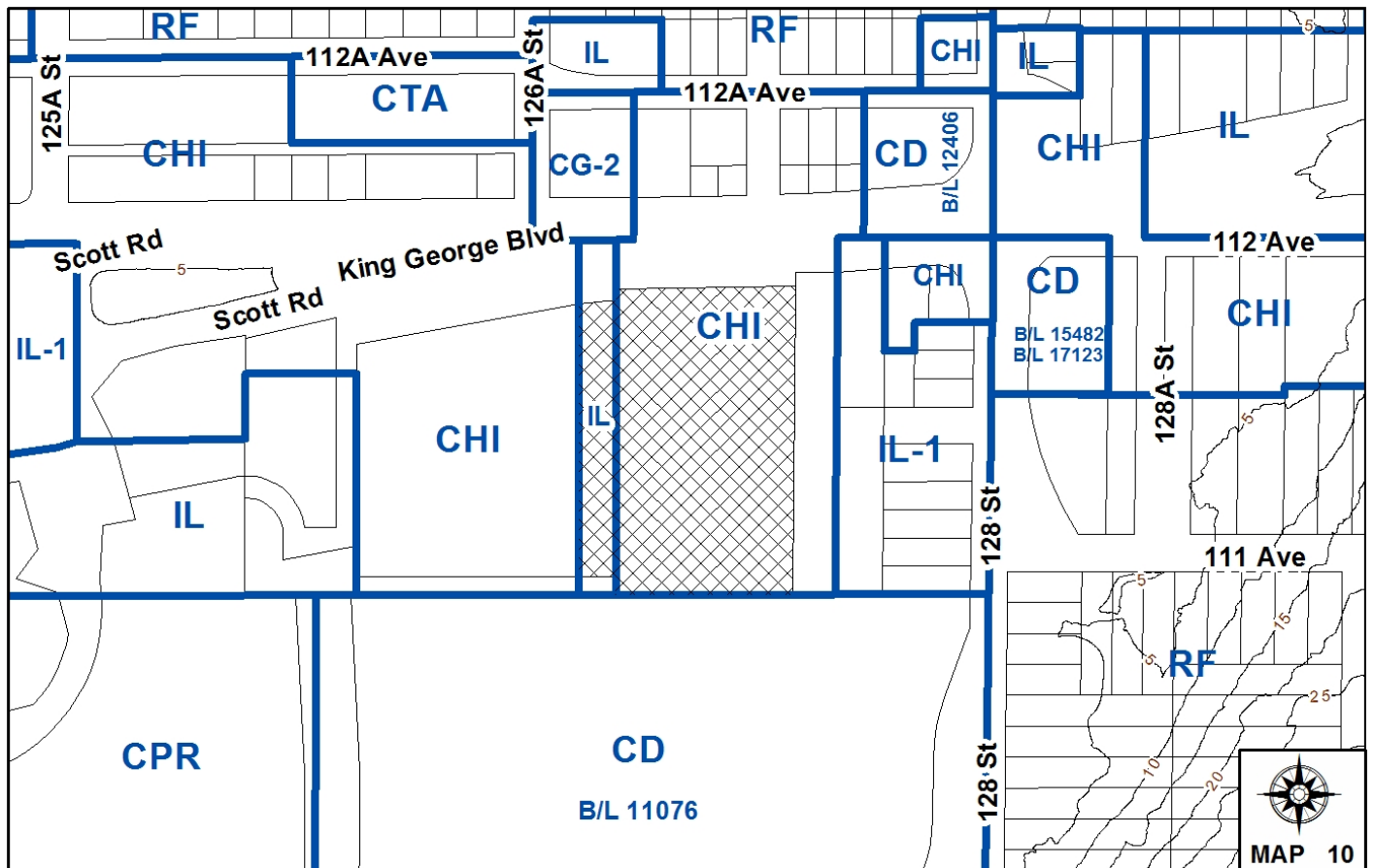


**PROPOSAL:**

- **Development Variance Permit**

in order to allow the storage of landscaping material between the principal building and the front lot line, for a landscape supply business.

**LOCATION:** 12716 - King George Boulevard  
**OWNER:** Amar Kaur  
**ZONING:** CHI and IL  
**OCP DESIGNATION:** Industrial  
**NCP DESIGNATION:** Business Residential/Park, Highway Commercial



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The CHI Zone prohibits the outdoor storage of any goods, materials or supplies between the front of the principal building and the front lot line.
- Seeking a variance to allow the outdoor storage of material between the principal building and the front property line for a landscape supply company.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Does not fully comply with the South Westminster Neighbourhood Concept Plan (NCP).
- The requested variance will allow the property to be leased until it is economically viable to redevelop the site in accordance with the South Westminster NCP.
- A landscaped buffer will be required to screen the stored, landscaping materials from King George Boulevard.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7913-0258-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the CHI Zone to allow the storage of landscaping materials between the front of the principal building and the front lot line.
2. Council instruct staff to resolve the following issues prior to 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; and
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

**REFERRALS**

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

**SITE CHARACTERISTICS**

Existing Land Use: Automotive dealer and repair on the south portion of the lot, small building on the north portion of the lot. The SkyTrain guideway bisects the middle of the site.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>South Westminster NCP/Bridgeview LAP Designation</b>	<b>Existing Zone</b>
North (Across King George Boulevard):	Automotive dealers and repair services	LAP: Commercial	CG-2 and CHI
East:	Automotive dealer and repairs	NCP: Highway Commercial	CHI

Direction	Existing Use	South Westminster NCP/Bridgeview LAP Designation	Existing Zone
South:	Home Depot and vacant land under Development Application No. 7912-0185-00 for a mixed-use development (approval to proceed)	NCP: Highway Commercial and Transit Oriented Development (TOD)	CD By-law No. 11076
West:	Non-conforming truck parking under TUP Application No. 7909-0087-00 (Third Reading)	NCP: Highway Commercial	CHI

## DEVELOPMENT CONSIDERATIONS

### Background:

- The site was previously tenanted by auto auction companies (Lawrence Auto Auction and Canadian Auto Auction).
- Currently, two new tenants (Silk Road Traders and J. Simons Securities) who are in the business of automotive sales, are leasing the south portion of the site and a landscape supply company is leasing the north portion of the site.

### Current Proposal:

- The subject 1.9-hectare (4.6-acre) property is located at 12742 King George Boulevard in South Westminster. It is split designated Business/Residential Park on the north portion of the site, and Highway Commercial Industrial on the south portion of the site. The subject site is also currently split zoned "Highway Commercial Industrial Zone (CHI)" on the majority of the site, and "Light Impact Industrial Zone (IL)" on a narrow western portion of the site.
- Triple Five Quality Wood has leased the 0.81 hectare (2-acre) portion of the subject site north of the SkyTrain guideway. This company specializes in the sale of landscaping supplies (bark mulch, sand, pebbles and landscaping stone), and the manufacturing and sales of mixed top soil. This company sells directly to the public and contractors, as well as delivers and installs landscaping material.
- The business is considered a garden supply store, which is a permitted use in the "Highway Commercial Industrial Zone (CHI)".

- The office component of the business will be conducted from the existing small 85-square metre (915 sq. ft.) building located approximately in the centre of the site north of the SkyTrain guideway.
- To the north of the existing office building, the applicant is proposing to store finished products, such as playground chips, soil, bark mulch, decorative rock and top soil for bulk loading.
- The applicant initially requested the processing of top soil on the site. The processing of top soil is not a permitted use in the CHI zone, and is only permitted in the “Intensive Agriculture Zone (A-2)” and the “Agro-Industrial Zone (IA)”. This use has now been relocated onto the Surrey Fraser Docks lands on Timberland Road.
- The applicant is also proposing to use a portion of the site next to King George Boulevard for parking their vehicle fleet and for pumper trucks which are used for blowing bark mulch or top soil into garden beds.
- The CHI Zone specifically prohibits the outdoor storage of materials between the front of the principal building and the front property line. As such, the applicant has submitted a Development Variance Application requesting that this restriction be waived.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the CHI Zone to permit the outdoor storage of landscaping materials between the front of the principal building and the front property line.

Applicant's Reasons:

- The small office building on the leased portion of the site is approximately 39 metres (128 ft.) from the front property line. The building is sited approximately in the centre of the leased portion of the site. To restrict the placement of garden supply material to the area behind the office building will severely impact the operation of the business.

Staff Comments:

- The proposed use is in keeping with the current CHI zoning of the property. The siting of the existing structure does compromise the amount of outdoor storage on the site that can be accommodated for the proposed type of business. If the proposed use on the site was a car dealership, outdoor vehicle storage would be permitted between the front of the office building and the property line.
- The applicant will be installing a heavily landscaped buffer along the King George Boulevard frontage of the site to screen the materials being stored and the truck parking from vehicles and pedestrians travelling along King George Boulevard. As a result, the entry to Surrey will not be negatively impacted by the proposed outdoor storage of materials.

- As the placement of the existing building on site severely restricts the placement of outdoor materials which is a fundamental component of the proposed business on the site, and because the site and proposed outdoor storage will be screened from King George Boulevard by a heavily landscaped buffer, staff support the requested variance.
- The Development Variance Permit will be specific to the storage of landscaping supply materials only. This will ensure that future tenants on the site locate the outdoor storage of materials behind the principal building.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7913-0258-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/da

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Information for City Clerk

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

1. (a) Agent: Name: Paramjit Shergill

Address: 30150 - Old Yale Road  
Abbotsford, BC V4X 2N7

Tel: (604) 856-5613 - Work  
(604) 856-5613 - Cellular

2. Properties involved in the Application

(a) Civic Address: 12716 - King George Boulevard

(b) Civic Address: 12716 - King George Boulevard  
Owner: Amar Kaur  
PID: 009-625-160

Parcel One Except: Part on Statutory Right-of-Way Plan 84079, Section 17 Block 5 North  
Range 2 West New Westminster District Reference Plan 76597

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7913-0258-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all conditions of approval have been satisfactorily addressed.





**TRIPLE FIVE**  
**QUALITY WOOD INC.**



*Front 3/4 View*

*12716 King George Blvd*

**TRIPLE FIVE**  
**QUALITY WOOD INC.**



**Front Entrance**

**12716 King George Blvd**

**TRIPLE FIVE**  
**QUALITY WOOD INC.**



***Rear Gate***

***12716 King George Blvd***

**TRIPLE FIVE**  
**QUALITY WOOD INC.**



*Rear View*

*12716 King George Blvd*

**TRIPLE FIVE**  
**QUALITY WOOD INC.**



*Street View*

*12716 King George Blvd*



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0258-00

Issued To: AMAR KAUR

("the Owner")

Address of Owner: 6218 - Oak Street  
Vancouver, BC V6M 2W4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance 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: 009-625-160

Parcel One Except: Part on Statutory Right-of-Way Plan 84079, Section 17 Block 5 North  
Range 2 West New Westminster District Reference Plan 76597

12716 - King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:  
  
Part 30, "Highway Commercial Industrial Zone (CHI)", Section J, Special Regulations, Sub-Section 4 is varied to permit only the outside storage of landscaping supply material between the front of the principal building and the highway.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7913-0258-00(A) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
  
6.
  - (a) The landscaping shall conform to drawings numbered 7913-0258-00 (A) (the "Landscaping").
  
  - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
  
  - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash in the amount of \$7,500

(the "Security")
  
  - (d)
    - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
  
    - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
  
    - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
  
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.



9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
10. This development variance permit is not a building permit.

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

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

**TRIPLE FIVE**  
**QUALITY WOOD INC.**



King George Blvd King George Blvd King George Blvd King George Blvd King George Blvd

**Top View**

**12716 King George Blvd**