

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0168-00

Planning Report Date: December 6, 2021

PROPOSAL:

- **Temporary Use Permit**

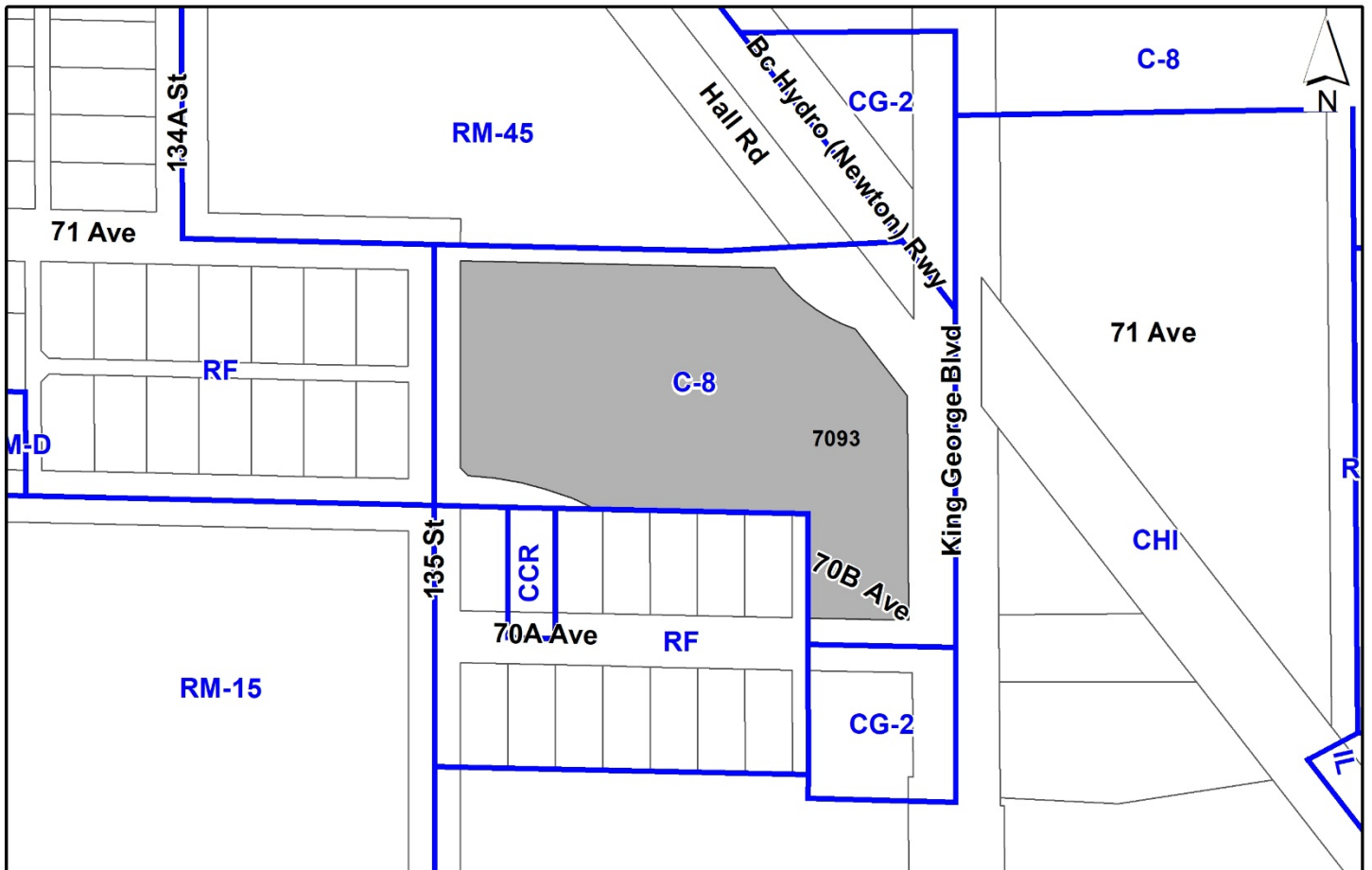
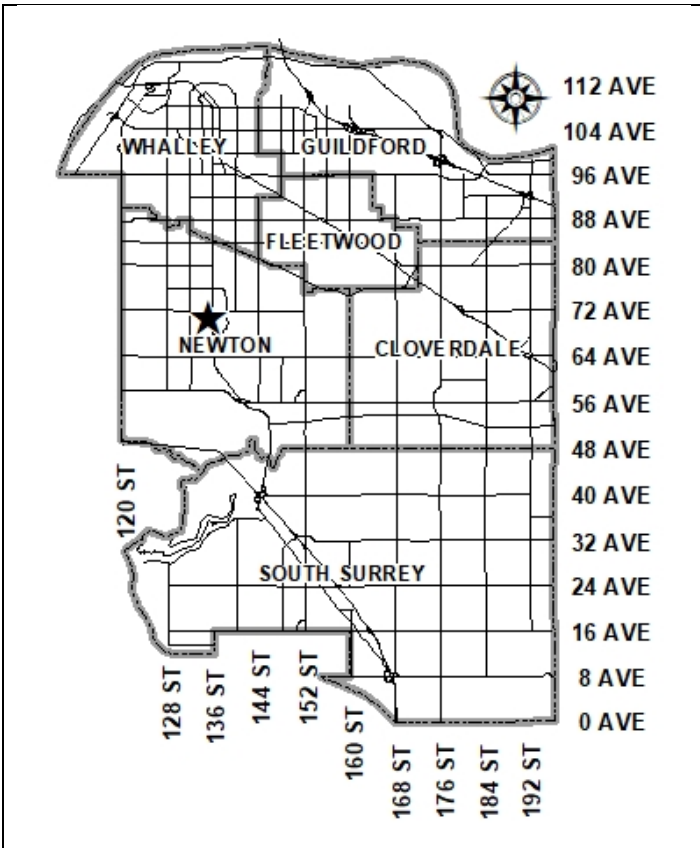
to allow a portion of the site to be used for automotive sales.

LOCATION: 7093 - King George Boulevard

ZONING: C-8

OCF DESIGNATION: Town Centre & Urban

TCP DESIGNATION: High Rise Mixed-Use, Mid to High Rise Residential, Low Rise Residential



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit (TUP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Vehicle sales is not a permitted use under the "Community Commercial Zone" (C-8) as vehicle sales are not within the definition of "Retail stores" in the Zoning By-law.
- The proposal would occupy a portion of the site that is designated as "Urban" in the Official Community Plan (OCP) and "Low Rise Residential" in the Newton Town Centre Plan (TCP). Vehicle sales is not an intended use under either of these designations.

RATIONALE OF RECOMMENDATION

- The proposed vehicle sales use will occupy underutilized space within the southwest portion of the subject property and provide some employment opportunities.
- The proposal will permit a vehicle sales use that is complementary to the current adjacent highway commercial industrial uses on King George Boulevard, including existing vehicle servicing and rental businesses, without impeding future development plans that conform with the OCP and TCP designations.
- As the sole building proposed is a temporary mobile office, improvements to the site for the vehicle sales use will be minimal. Therefore, the temporary use permit should not obstruct long-term development plans.
- Nuisance impacts from the vehicle sales establishment are anticipated to be minimal as the site will be separated from adjacent residential uses by a street and a chain-link fence with privacy slates. This fencing will physically separate the vehicle sales use from neighbouring lots.
- No vehicle access is proposed from the portions of the site bordering residential uses. Vehicle access to the site will be maintained from the eastern portion of the subject property, along King George Boulevard and Hall Road.
- City staff have received no correspondence indicating opposition from neighbouring residents based on pre-notification letters sent on August 13, 2021, and the Development Proposal Sign installed on August 3, 2021.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7921-0168-00 (Appendix III) for a period not to exceed three (3) years to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) Execution of a Good Neighbour Agreement with the City to address any potential noise, lighting, and other issues of conflicting use associated directly or indirectly with the business and patrons of the business; and
 - (b) Avoidance of off-site impacts resulting from lighting the vehicle sales establishment at nighttime through a lighting concept plan prepared by the applicant to the satisfaction of the General Manager, Planning & Development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP / TCP Designation	Existing Zone
Subject Property	Multi-Tenant Commercial Buildings	Town Centre & Urban / High Rise Mixed-Use, Mid to High Rise Residential & Low Rise Residential	C-8
North (Bordering / Across): Hall Road	High Rise Multiple Unit Residential Buildings / Retail, Vehicle Rental, Eating Establishments	Town Centre / Mid to High Rise Residential & High Rise Mixed-Use	RM-45 / CG-2, C-8
East (Across): King George Boulevard	Tutoring Services, Vehicle Services	Town Centre / High Rise Mixed-Use & Plaza	CHI
South (Across): 70A Avenue	Retail	Town Centre & Urban / Low Rise Residential, Mid to High Rise Residential, Park and Open Space	RF, CCR, CG-2, CHI
West (Across): 135 Street	Single Family Dwellings, Low Rise Multiple Unit Residential Buildings	Urban / Low Rise Residential	RF, RM-15

Context & Background

- The subject property is 1.63 hectares in size and contains three multi-tenant commercial buildings. Currently the property is used by several tenants: including a fitness centre, a childcare centre, multiple offices, retail businesses, and personal service businesses.
- The overall property is split-designated "Urban" on the western side and "Town Centre" on the eastern side in the Official Community Plan (OCP). The overall property is split-designated in the Newton Town Centre Plan (TCP): "Low Rise Residential" on the western portion of the site, Mid to High Rise Residential" on the middle portion, and "High Rise Mixed-Use" on the eastern portion. The property is zoned "Community Commercial Zone" (C-8).
- The area where the auto sale use is proposed would occupy approximately 0.13 hectares of the site on the southern portion of the property, abutting the Planet Fitness building, an Outdoor Patio Amenity Area, and a childcare centre playground. This is an underutilized section of the property, used predominantly for parking. No vehicle access will be allowed from 70B Avenue, or 135 Street and the construction of the existing road allowance is not planned for this proposal.
- Vehicle access to the subject property is currently provided from Hall Road at the northeast corner of the site and from King George Boulevard along the east property line.
- The subject property borders multiple unit residential buildings to the north. Further north, across Hall Road, there is an eating establishment and multiple retail businesses and services including a vehicle rental business (Routes Car Rental).
- The subject property borders "Highway Commercial Industrial" (CHI) uses across King George Boulevard to the east. This includes a vehicle servicing and repair business (Mr. Lube).
- The subject property abuts six (6) unconstructed "Single Family Residential Zone" (RF) zoned lots and one (1) "Child Care Zone" (CCR) lot on the south.
- The subject property is adjacent to single family dwellings and low-rise multiple unit residential buildings on the west across 135 Street.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Temporary Use Permit (TUP) to allow a small portion of the property that is currently unutilized to be used for automotive sales under the Honey Motors vehicle sales license.
- The TUP would be for a period not to exceed three (3) years in duration.
- The hours of operation will be Monday to Saturday (10AM to 5PM) and Sunday (12PM to 4PM).

- A temporary mobile building is proposed as the business's office. This office is proposed along the boundary of the sales lot and the informal car preparation and wash station.
- The business will offer an informal car preparation and wash station to provide washing and interior cleaning prior to car sales. The car wash is not for use by the general public. No permanent building is proposed for this use.
- The business proposes two (2) parking spaces for Honey Motors staff and 23 Parking Spaces for vehicle display and storage.
- Automatic flood lights are proposed to be installed outside of the office trailer facing away from adjacent residential lots
- The existing chain-link fencing is proposed to extend into the site to separate the vehicle display and storage area from the childcare centre playground's existing fencing.
- To address potential nuisance impacts from the vehicle sales establishment, the applicant proposes maintaining an existing chain-link fence that separates the site from adjacent residential uses. This fencing will physically separate the vehicle sales use from neighbouring lots. Privacy slats will screen the automotive sales area from the view of neighbouring lots. A strip of landscaping with four trees abutting the fence will provide further separation between the site and 135 Street.
- Should the proposal be supported by Council, the applicant will be required to enter into a Good Neighbour Agreement to address any potential noise, lighting, and other issues of conflicting use associated directly or indirectly with the business and patrons of the business.
- The applicant will also be required to prepare a lighting concept plan to ensure that off-site impacts resulting from lighting the vehicle sales establishment at nighttime and which may affect surrounding properties are minimized.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering requirements as outlined in Appendix II.
Fire	The Fire Prevention Office notes that proposed Fire Department Access detailed on Pacific Land Group's site plan, dated September 28, 2021, is acceptable.

Transportation and Parking Considerations

- Vehicle access to the site will be maintained from Hall Road and King George Boulevard. No access from 70B Avenue or 135 Street along the west side of the property is proposed, and the site will be separated from these streets with chain-link fencing.
- Customer parking is proposed to be shared with the overall property.

- The vehicle sales use requires one (1) parking space. The overall property inclusive of the proposed use would require 265 parking spaces based on the existing uses. The current proposal is to provide 256 parking spaces for all of the proposed and current uses on the site. This proposal results in a deficit of nine (9) parking spaces relative to Zoning By-law requirements.
- Parking space requirements can be relaxed according to the alternate hours of use provision under Zoning By-law 12000 Part D.2 "Alternate Hours of Use."
- Establishments sharing the overall property have alternating hours of peak demand. These establishments include a childcare facility, offices, fitness centre, and retail businesses.
- The proposed 256 parking spaces is acceptable under the Alternate Hours of Use provision and does not require a variance.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 13, 2021, and the Development Proposal Sign was installed on August 3, 2021. Staff have received no responses from area residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Temporary Use Permit 7921-0168-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

JK/cm



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www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:
**7093 King George Blvd,
Surrey**

DRAWING TITLE:
**Preliminary Site Layout
(Area 1 Blow-up)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
Honey Motors

SCALE:
1:250

DATE:
September 28, 2021

PROJECT No.:
21 - 2251

DRAWING No.:
02

DESIGNED BY: JM	CHECKED BY: TE
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- Statistics**
- Subject Site: 1.63 Ha. / 4.02 Ac.
 - OCP Land Use Designation: Town Centre & Multiple Residential
 - Existing Zone: C-8 - Community Commercial Zone

- Legend**
- Subject Site
 - Proposed Office
 - Proposed Car Wash / Prep. Area
 - Proposed Fire Dept Access
 - Fence

INTER-OFFICE MEMO

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

FROM: Acting Development Services Manager, Engineering Department

DATE: November 29, 2021 PROJECT FILE: 7821-0168-00

**RE: Engineering Requirements (Commercial/Industrial)
 Location: 7093 King George Blvd.**

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of issuance of the Temporary Use Permit to allow for an Automobile Sale Centre at the South-West corner of the property.

- Driveway access is to be from King George Boulevard only; (no driveway access allowed from 70A Ave and/or 135 Street.
- The proposed car wash facilities need to be undercover and all discharge, including wash water drain, must be towards the City sanitary system; a new sanitary service connection from 135 Street can be supported, if required.

A Servicing Agreement is not required for the proposed Temporary Use Permit. The driveway crossing and the sanitary service connections can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees, if required.



Jeff Pang, P.Eng.
Acting Development Services Manager

IK1

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7921-0168-00

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: 028-598-385
Lot 1 Section 17 Township 2 New Westminster District Plan BCP48311
7093 - King George Boulevard

(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 the operations of an automotive sales business, the storage and display of automobiles in a storage and display area, the cleaning of automobiles by staff prior to sale in a car wash and prep area, and other ancillary uses relating to the automotive sales business.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the buildings as shown on Schedule A and numbered 7921-0168-00 (A) (the "Drawings") which is attached hereto and forms part of this permit.

6. 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.
7. This temporary use permit is not transferable.
8. 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 – Doug McCallum

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.

Authorized Agent: Signature

Name (Please Print)

OR

Owner: Signature

Name: (Please Print)

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