

Temporary Use Permit for 750 Holland Avenue

RECOMMENDATION:

That Committee of Council authorize staff to provide notice of a temporary use permit application at 750 Holland Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

The City wishes to provide an opportunity for 750 Holland Avenue to be used for outdoor vehicle and equipment storage uses. While the property is located within an active industrial area, the site retains its historic A (Agriculture) zoning and a temporary use permit is recommended to allow for the proposed uses.

BACKGROUND

Proposal: The City has identified an opportunity to use a vacant municipally owned site at 750 Holland Avenue to support short-term business vehicle and equipment storage needs in the community. The property has a historic A (Agriculture) zoning; a temporary use permit is recommended to support the proposed outdoor storage use.

Site Context: 750 Holland Avenue is a vacant 1.2-acre property located on the south-east side of the Mary Hill Bypass just before the Pitt River Bridge.



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The site is surrounded by outdoor industrial uses and vacant land. A large wetland compensation area north-east of Holland Ave and Perkins Street was constructed by the Province as part of the Pitt River Bridge replacement project. To the south of the site are Hydro and gas transmission lines.

A portion of the site was cleared and used by the Province during construction of the Pitt River Bridge; a side portion of the lot to the west remains treed. The property is occasionally used by the City to temporarily store excavated soil or materials and is secured through fencing.

There are Class A (0) and B watercourses running along the east, south and west perimeters with associated riparian buffers.

Policy and Regulations: The site's current zoning is A (Agriculture) which is limited to farming related uses. This zoning designation reflects historic zoning in the area, but does not reflect use, context or agricultural viability.

The Official Community Plan designation for this site and the surrounding properties is "Marine Commercial"; this designation has been identified for review and revision to "Industrial" in the upcoming OCP to better reflect area characteristic and limitations.

The authority to issue temporary use permits is set out in S.493 of the *Local Government Act*. A permit may be valid for up to three years, be renewed for an additional three years, and may specify conditions under which the temporary use is carried out. The legislation also requires public notification of the proposed issuance of a permit.

Project description: The City has noted an opportunity to support local business needs by leasing the underutilized property for outdoor vehicle and equipment storage uses. The intent would be to allow for these uses on a short-term basis while long-term plans for the area are assessed and finalized through the upcoming OCP review.

DISCUSSION:

The proposed Temporary Use Permit would establish permitted industrial uses as storage of vehicles, trailers, equipment and other associated outdoor uses and would include condition to ensure maintenance of watercourse buffers and existing trees.

Additional requirements for this site (such as maintenance of the fence, landscaping or surfacing improvements) would be negotiated as part of a lease agreement between the City as a property owner and a future lessee.

The proposed outdoor storage use is in keeping with surrounding uses and staff do not anticipate any negative impacts. Approval is recommended.

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FINANCIAL IMPLICATIONS

The City would lease the property in accordance with market rates and the provisions of the *Community Charter*.

PUBLIC CONSULTATION

A public input opportunity is required and will be scheduled prior to Council's consideration of the temporary use permit.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Authorize notification of the temporary use permit application.
	2	Request staff provide additional information or amend the proposed temporary use permit uses and conditions.
	3	Not authorize notification of the temporary use permit if Committee does not support the requested use.

ATTACHMENTS

Lead author(s): Jennifer Little