

Proposal: OCP Amendment to declare the westerly lot a Temporary Industrial Use Permit Area. Two-year extension of TUP No. 7902-0379-00 to allow for a parking facility for vehicles including trucks, on both lots.

Recommendation: Approval to Proceed

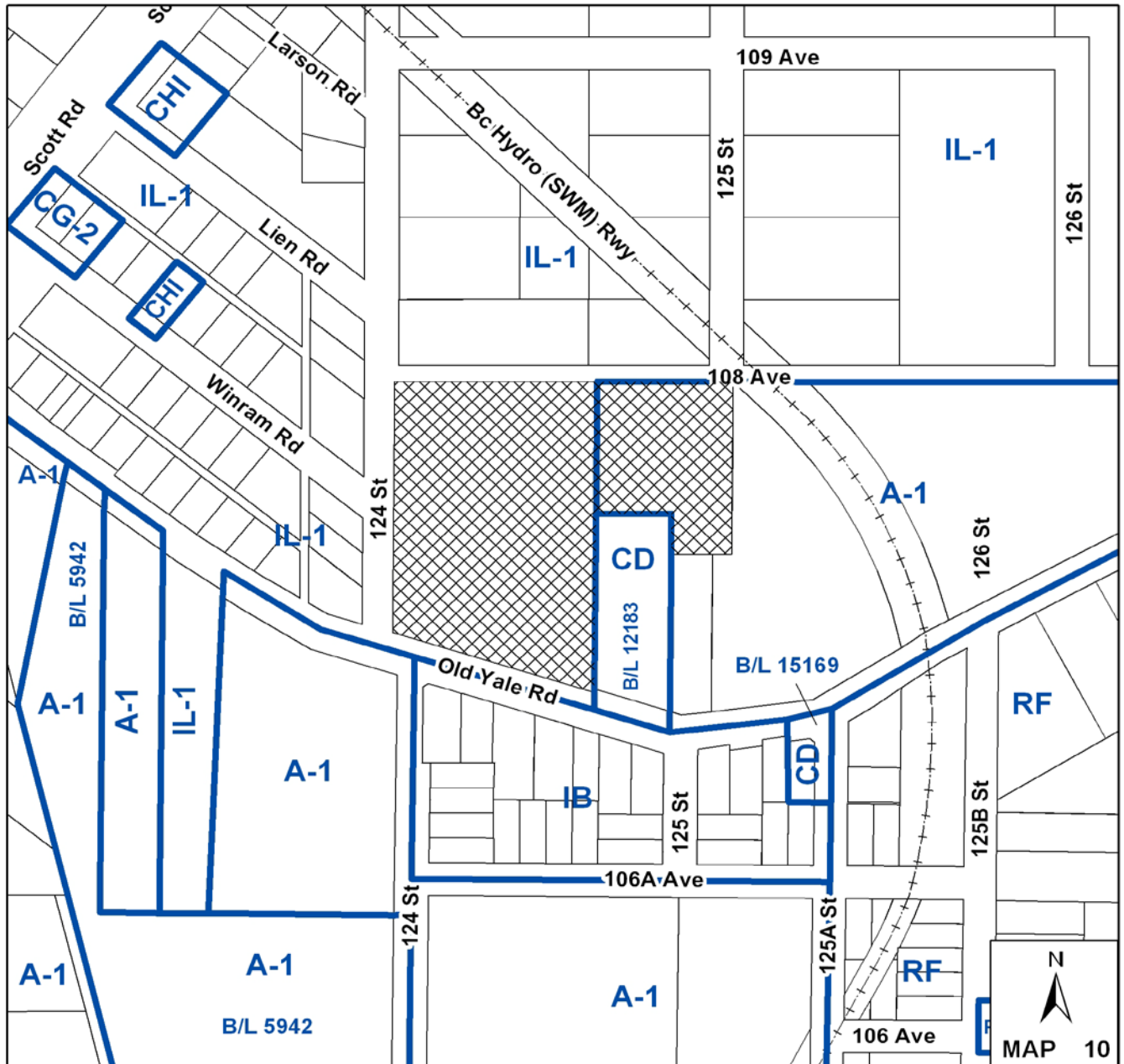
Location: 12403 Old Yale Road and 12486 - 108 Avenue

Zoning: IL-1 and A-1

OCP Designation: Industrial

NCP Designation: Business Park

Owner: Sukhbir Brar et al



PROJECT TIMELINE

Completed Application Submission Date: December 16, 2006
Planning Report Date: March 12, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment to include the property at 12403 Old Yale Road in Temporary Industrial Use Permit Area No. 12; and
- an extension of Temporary Industrial Use Permit (TUP) No. 7902-0379-00

in order to allow the temporary storage and parking of vehicles including trucks for a period not to exceed two years from the date of expiry.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to include the property at 12403 Old Yale Road in Temporary Industrial Use Area No. 12 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 approve Temporary Industrial Use Permit No. 7902-0379-01 (Appendix V) to proceed to Public Notification.

REFERRALS

Engineering: No concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** A truck parking facility allowed under expired Temporary Industrial Use Permit No. 7902-0379-00.
- **East:** Vacant land, zoned A-1, Southern Rail right-of-ways; and a metal recycling facility zoned CD (By-law No. 12138), all designated Business Park in the South Westminster NCP.

- **South:** Across Old Yale Road non-conforming residential homes and vacant land, zoned IB, designated Business Park in the South Westminster NCP.
- **West:** Across 124 Street, mixed industrial and residential uses zoned IL-1, designated Business Park in the South Westminster NCP.
- **North:** Unopened 108 Avenue right-of-way and vacant properties, zoned IL-1, designated Business Park in the South Westminster NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- On April 19, 2004, Council issued Temporary Industrial Use Permit No. 7902-0379-00 to allow for the subject properties to be used for the temporary parking and storage of vehicles including trucks for a period not to exceed two years. At the same meeting, Council adopted By-law No. 15032 to declare the property located at 12486 – 108 Avenue Temporary Industrial Use Permit Area No. 12 in the Official Community Plan (OCP).

Current Proposal

- Temporary Industrial Use Permit No. 7902-0379-00 expired on April 19, 2006. On December 16, 2006, the applicant submitted the current application to allow for an extension of the Temporary Industrial Use Permit (TUP) for an additional two years from the date of the original TUP expiry.
- At the time that the initial application was considered by Council, the property located at 12403 Old Yale Road was zoned "Light Impact Industrial Zone (IL)". Temporary Industrial Use Permit Area No. 10 in the OCP designates all vacant IL Zoned properties as Temporary Use Permit areas for the purpose of allowing the operation of temporary truck parking facilities.
- On May 18, 2005, through a Council initiated rezoning which rezoned all properties in South Westminster, the property located at 12403 – Old Yale Road was rezoned from IL to IL-1. In order to allow for a temporary industrial use for 12403 Old Yale Road, the property must be declared a TUP area in the OCP. The applicant has therefore requested an OCP amendment to amend Temporary Industrial Use Permit Area No. 12 to include this property.
- The South Westminster Neighborhood Concept Plan (NCP) envisions this area for Business Park purposes (Appendix VIII). The land use plan was approved by Council on March 10, 2003.

- The portion of 108 Avenue adjacent the subject site is an unopened road. The applicant currently operates his truck parking facility on both lots. Access to the site is provided from 124 Street with an internal driveway to 12486 - 108 Avenue.
- The subject properties are located approximately 0.6 kilometres (0.3 mile) to the south of the SkyTrain guideway.
- In conjunction with the previous application, the applicant registered a Section 219 Restrictive Covenant on both properties to restrict some of the uses associated with heavy truck storage in accordance with the OCP guidelines. The applicant also submitted bonding to ensure the use is discontinued after a two-year period.
- The current TUP review and approval process requires that all owners of properties that are located within a 100-metre (330 ft.) radius of the subject site be notified of the TUP application and have an opportunity to submit comments and concerns to Council prior to the TUP being considered for final approval. Due to the western lot requiring an OCP amendment, a Public Hearing will be required should Council give approval to proceed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Temporary Industrial Use Permit No. 7902-0379-01
Appendix VI.	OCP Amendment By-law
Appendix VII.	OCP Amendment Map
Appendix VIII.	South Westminster NCP

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Ranjit Saraon dated December 16, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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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: Ranjit Saraon
 Address: 9520 - 124A Street
 Surrey, B.C.
 V3V 7G2
 Tel: 604-589-7125

2. Properties involved in the Application

(a) Civic Address: 12403 Old Yale Road and 12486 - 108 Avenue

(b) Civic Address: 12403 Old Yale Road
 Owners: Ranjit and Sukhjot Saraon; Manjit Gill; Sukhraj and
 Sukhbir Brar
 PID: 009-779-671
 Lot 1 Section 20 Block 5 North Range 2 West New Westminster District
 Reference Plan 76897

(c) Civic Address: 12486 - 108 Avenue
 Owners Ranjit and Sukhjot Saraon; Manjit Gill; Sukhraj and
 Sukhbir Brar
 PID: 007-332-327
 North 346.37 Feet Lot "B" Except Part Subdivided by Plan 28323 Section 20
 Block 5 North Range 2 West New Westminster District Plan 3231

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan to include the property at
 12403 Old Yale Road in Temporary Industrial Use Permit Area No. 12.

(b) Proceed with Public Notification for Temporary Use Permit No. 7902-0379-01.

CONTOUR MAP FOR SUBJECT SITE

