

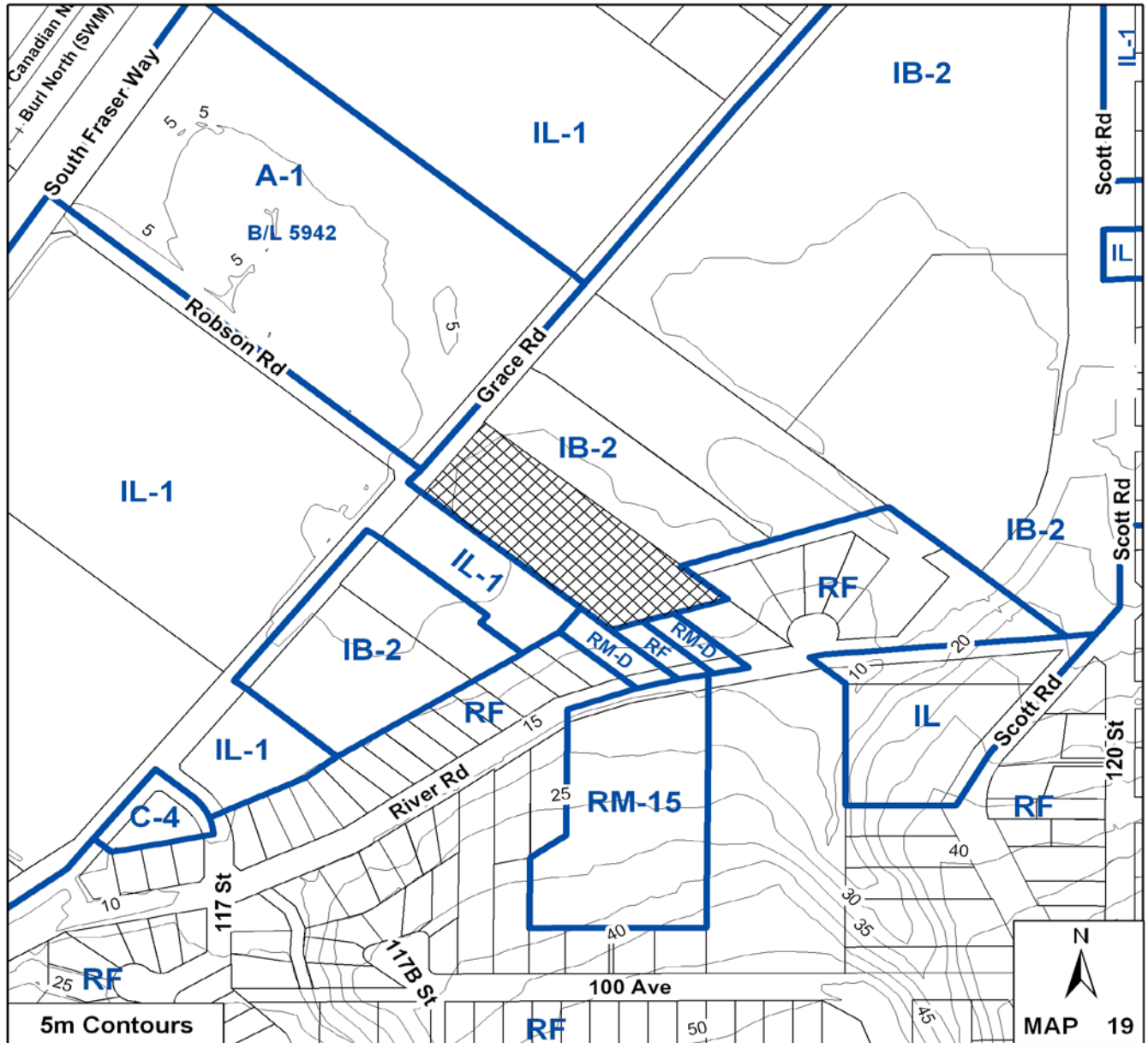
Proposal: OCP Amendment to declare the site a Temporary Industrial Use Permit Area. Temporary Industrial Use Permit to allow for a temporary truck parking facility for a period not to exceed two years.

Recommendation: Approval to Proceed

Location: 10198 Grace Road **Zoning:** IB-2

OCP Designation: Industrial

NCP Designation: Bus. Park & Park/
Open Spaces **Owner:** Sumitter Pattar



PROJECT TIMELINE

Completed Application Submission Date:	April 8, 2004
Council Decision Date:	February 20, 2006
OCP Application Submission Date:	July 12, 2006
Planning Report Date:	September 11, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment to declare the site a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow the temporary parking and storage of heavy trucks for a period not to exceed two years.

RECOMMENDATION

To implement Council's previous decision granting approval to proceed to this project, the Planning & Development Department recommends that:

1. a By-law be introduced to declare the property a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7904-0135-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) registration of a Section 219 Restrictive Covenant to prohibit on site truck washing, truck fuel storage or refuelling, storage of waste petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods defined by the *Transport of Dangerous Goods Act*;
 - (c) submission of adequate security to ensure the vehicles are removed and the site is restored to its vacant state upon expiration of the Temporary Industrial Use Permit; and
 - (d) submission of landscape cost estimate to the specification of the City Landscape Architect and submission of appropriate securities to ensure that this landscaping is installed.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Illegal truck parking facility.
- **Significant Site Attributes** The subject site is encumbered by two (2) GVRD rights-of-way for drainage/sanitary services at the rear portion of the property.
- **North-East:** Vacant parcel, zoned **IB-2**, designated Business Park and vacant properties, zoned RF, designated Parks and Open Spaces.
- **South-East:** Existing single-family residences, zoned RF and duplexes, zoned RM-D, designated Urban.
- **South:** Light industrial uses, zoned IL-1, designated Light Impact Industrial/Business Park and Parks Open Spaces.
- **North-West:** Across Grace Road, property under application by Wes Group for rezoning from A-1 (By-law No. 5942) to IL-1 (By-law No. 12000) at Third Reading, designated Light Impact Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Partially complies. Although the subject property is designated Industrial, the subject site is not located within a designated Temporary Use Permit area.

NCP Designation: Does not comply. The subject property is designated for Business Park, with Parks/Open Spaces at the rear. The proposal for a Temporary Use Permit for a truck parking facility does not comply with the NCP designation.

DEVELOPMENT CONSIDERATIONS

Background

- The original application was dated April 8, 2004 and consisted of a Temporary Industrial Use Permit to allow the parking of heavy vehicles for a period not to exceed two years.
- At the February 20, 2006 Regular Council – Land Use meeting, Council dealt with a Planning Report (Appendix VII) on the proposed development. Staff recommended the application be denied, however after considering the report and the comments from the applicant, Council referred the application back to staff to work with the applicant to develop and bring forward

conditions for approval of the subject application.

- The applicant has now submitted the outstanding application fees, a site plan indicating the truck parking layout and landscaping plan for the proposal.

Current Proposal

- The applicant has requested a Temporary Industrial Use Permit (TUP) for the subject land in order to allow for the storage of approximately 67 heavy vehicles for a period not to exceed two years.
- The South Westminster Neighbourhood Concept Plan (NCP) envisions this area for Business Park Development. The Land Use Plan was approved by Council on March 10, 2003.
- The proposed TUP for truck parking would allow for an interim use on the land until it is economically viable for the property owner to develop the property for an ultimate use which complies with the South Westminster Neighbourhood Concept Plan (NCP). This interim use would allow the applicant to collect revenues by leasing space for truck parking and assist in paying the taxes and where needed, allow for preloading for future development of the site.
- The applicant has installed a chain link fence around the perimeter of the site and a security gate to provide for on-site security during the evening hours.
- The subject property is located adjacent and downhill from an existing residential area. To assist in mitigating the appearance and noise associated with truck parking, a 15-metre (49 ft.) landscape buffer is proposed between the GVRD sanitary sewer trunk line and the rear of the property.
- This landscaping consists of a mixture of evergreen and deciduous trees, and a lawn area. At the time that the site is developed to its ultimate use, this landscape buffer will be further augmented. The landscaping requirement will be secured in the Temporary Industrial Use Permit.
- The parking area is proposed to be finished with a dust free surface consisting of compacted gravel. As some of the other uses associated with truck parking can be harmful to the environment or surrounding land uses, a Section 219 Restrictive Covenant is required to prohibit truck washing, truck fuel storage or refueling, storage of waste petroleum fluids, vehicle maintenance, and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act*.

PRE-NOTIFICATION

Pre-notification letters are usually not required in association with Temporary Industrial Use Permits. However, because there is an associated OCP Amendment By-law required to declare the site a Temporary Industrial Use Permit area, pre-notification letters were sent on July 10, 2006 and staff received three letters identifying the following concerns:

- The truck park generates a great amount of dust and noise.

- There is noise from the repair and maintenance on the trucks and pollution from the diesel fumes from the truck park.

(The site has been filled with crushed gravel which provides both a surface for parking heavy trucks as well as acts as a preload for future industrial development. The crushed gravel does not generate a lot of dust.

A Section 219 Restrictive Covenant will be registered against the title to prohibit the repair and maintenance of the trucks. This will be included as a restriction on the business license.)

- There is garbage and debris everywhere on the property.

(Planning staff attended the site and there is some household garbage and discarded furniture on the site. The applicant will be requested to clean up the garbage and provide a garbage can for the truck tenants.)

- The truck park would have a negative impact on the view lines. It is unappealing to allow the random parking of trucks on a mud lot.

(A 15-metre (50 ft.) wide landscape buffer consisting of a combination of lawn and trees will be planted along the rear property line of the subject site. The parking area consists of crushed gravel and does not appear to be muddy.)

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 Landscape Plan and Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Temporary Industrial Use Permit No. 7904-0135-00
Appendix VI.	OCP Amendment By-law and Map
Appendix VII.	Previous Planning Report

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms

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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: Aplin & Martin Consultants Ltd.
 Address: #201 - 12448 - 82 Avenue
 Surrey, B.C.
 V3W 3E9
 Tel: 604-597-9058

2. Properties involved in the Application
 - (a) Civic Address: 10198 Grace Road

 - (b) Civic Address: 10198 Grace Road
 Owner: Summitter Pattar
 PID: 023-645-709
 Lot 1 Section 25 Block 5 North Range 2 West New Westminster District Plan
 31340

3. Summary
 - (a) Introduce a by-law to amend the Official Community Plan and declare the property
 Temporary Industrial Use Permit Area No. 19 and set a Public Hearing date.

 - (b) Proceed with Public Notification for Temporary Industrial Use Permit No. 7904-0135-00.

CONTOUR MAP FOR SUBJECT SITE

