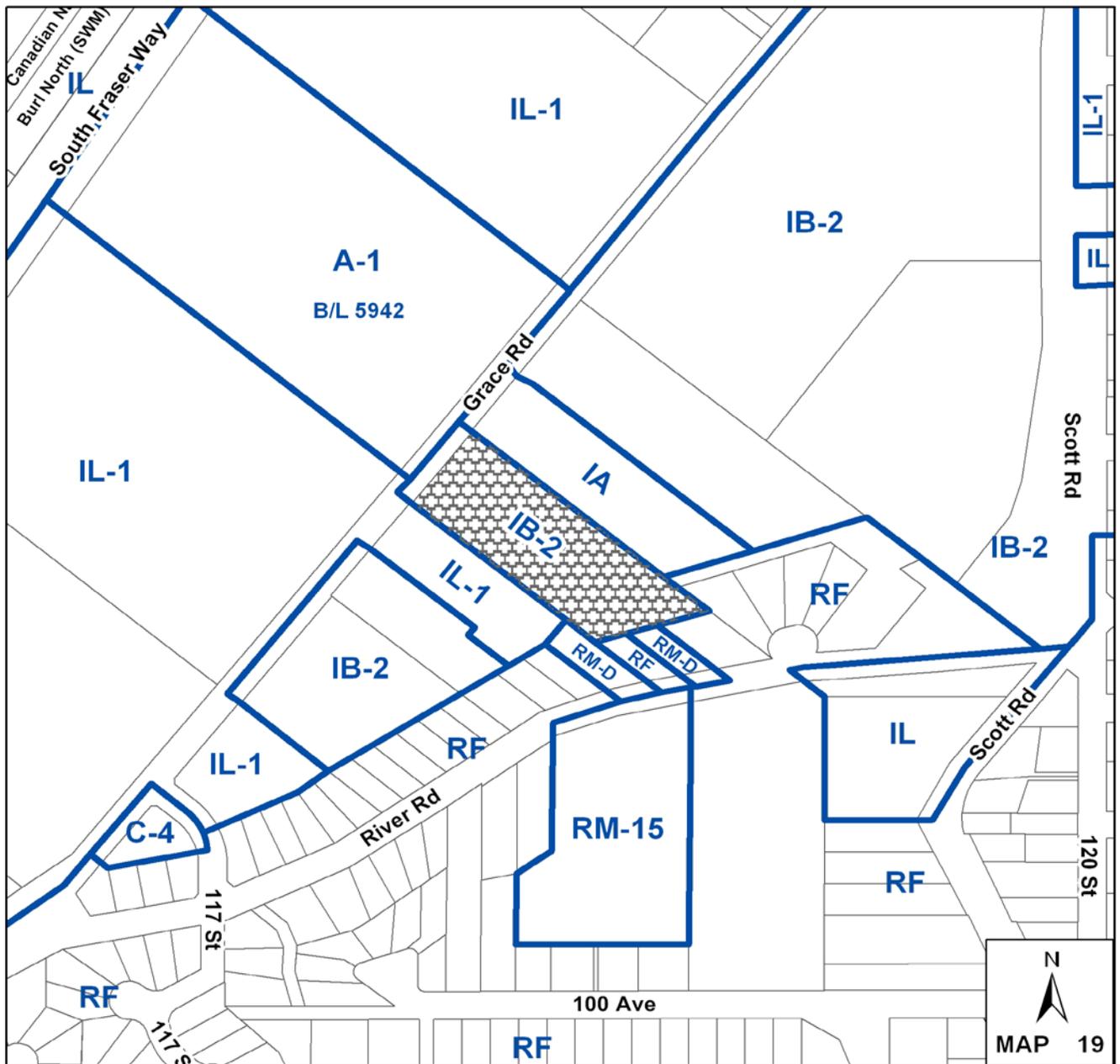


<b>Proposal:</b> Temporary Industrial Use Permit to allow for the operation of a temporary truck parking facility.	
<b>Recommendation:</b>	Denial
<b>Location:</b>	10198 Grace Road
<b>OCP Designation:</b>	Industrial
<b>NCP Designation:</b>	Business Park & Parks/ Open Spaces
<b>Zoning:</b>	IB-2
<b>Owner:</b>	Sumitter Singh Pattar



## PROJECT TIMELINE

Application Submission Date: April 8, 2004  
Planning Report Date: February 20, 2006

## PROPOSAL

The applicant is proposing:

- a Temporary Industrial Use Permit

in order to allow a truck parking facility for a period not to exceed two years.

## RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

## 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 IA, 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. Further to the south-west, at 10128 Grace Road, an application for a TUP for truck parking (application No. 7904-0342-00), zoned IB-2, designated Business Park, with Parks & Open Spaces at the rear.
- **North-West:** Across Grace Road, properties under application by Wes Group for subdivision into industrial lots (Application No. 7905-0143-00), zoned A-1 (By-law No. 5942), 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

### Site, Policy and Regulatory Context

- The subject site is located at 10198 Grace Road and encompasses 1.3 hectares (3.1 acres). The subject property is located within the South Westminster Neighbourhood Concept Plan (NCP) area. The property is currently zoned Business Park 2 Zone (IB-2) and designated for Business Park and Parks and Open Spaces at the rear. This is an area consisting of existing light impact industrial uses, such as manufacturing and warehousing.
- The South Westminster Neighbourhood Concept Plan (NCP) identifies five distinctive districts, of which the Light Industrial/Business Park designation pertains to the subject site. This area is to accommodate industrial services and offices that would benefit from proximity to the Port as well as other general Light Impact Industrial uses. The Business Park designation in the area surrounding the subject site is intended to help clean up existing industrial areas adjacent to residential areas by encouraging these lands to be redeveloped to high quality comprehensively planned business park uses.
- The South Westminster NCP includes policies intended to significantly restrict outdoor storage facilities in new developments due to their high visibility and adjacency to residential areas on the hillside.
- The application was first submitted in April 2004. At that time, the subject property was zoned Light Impact Industrial Zone (IL). The property was rezoned to the current Business Park 2 Zone (IB-2) through a City-initiated rezoning of a number of properties in the South Westminster area in order to advance the implementation of the Council approved South Westminster Neighbourhood Concept Plan. The rezoning was approved on May 18, 2005.

### Current Application

- According to City By-law Enforcement staff, the owner of the subject site has been operating a truck parking facility illegally on this site since 2001. As a result of By-law Enforcement action, the owner of the subject property submitted a Temporary Use Permit application to legalize the existing truck parking facility.

- Although the previous Light Impact Industrial (IL) zoning of the subject property permitted a transportation industry use, which included the storage of heavy trucks, the applicant advised that they could not satisfy the Zoning By-law requirements for a permanent truck parking facility which include construction of building on the lot that has a minimum floor area of 100 square metres (1,076 sq.ft.) and contains washroom facilities, paving the parking area with asphalt, concrete or similar pavement and providing proper parking lot drainage.
- Unlike the IL Zone, the current IB-2 Zone on the site does not permit transportation industry uses, which includes a truck parking facility.
- Since the TUP application was submitted in April 2004, little progress has been made to the application. The applicant has not submitted a full design package for review. The only submission has been a site plan showing the location of a trailer parallel Grace Road. A parking layout plan or landscaping plan have not been provided.

### PRE-NOTIFICATION

An Official Community Plan amendment was not required at the time of the original application submission, as the subject property was zoned IL. Therefore, pre-notification was not required. A development proposal sign was erected on the site. Staff have not received any comments since the application was submitted. However, in the past, By-law Enforcement staff have received a number of complaints about the existing illegal truck parking facility.

### PROJECT EVALUATION

The advantages and community benefits of approving this application to proceed are:

- The proposed TUP for truck parking would allow for an interim use on the subject property until it is economically viable for the property owner to develop the property for an ultimate use which is in accordance with the South Westminster NCP.
- Allowing the truck parking facility to operate legally for a defined period (e.g. 2 years) would provide the operator time to continue operating while locating a site for a permanent facility.
- There is a need for truck parking facilities in the City. Approval of this facility will assist in satisfying that need.

The disadvantages and problems likely to result from the approval of the project are:

- The proposed temporary use is not in keeping with the vision for the South Westminster area, as adopted by Council in the approval of the South Westminster NCP. This vision intends to clean up the existing industrial areas adjacent to residential areas by encouraging these lands to be redeveloped to high quality comprehensively planned business park uses. The South Westminster NCP focuses on capitalizing on the area's assets, including the riverfront location, central GVRD location and excellent accessibility by major transportation corridors and the SkyTrain.

- The proposed Temporary Use Permit for truck parking offers minimal infrastructure investment. It also does not provide for large employment opportunities, nor is it a catalyst for new business growth, due to the negative visual impact of such a use.
- The proposed truck parking lot is located adjacent and downhill from an existing residential area. The hill amplifies the sounds associated with the movements of trucks on the site and the operation of air conditioning units for trucks requiring cold storage.
- The surrounding residents have complained about the noise and dust generated by the illegal parking and movements of trucks on the property.
- This area of South Westminster has been rezoned through a Council-initiated rezoning to support higher quality industrial uses and to limit the amount of outside storage of materials and vehicles. The approval of this application may set a precedent for other TUP applications for temporary truck parking facilities along Grace Road which will conflict with the upland residential properties fronting River Road.

On balance, the Planning and Development Department believes the negative impacts of this project outweigh its advantages and, therefore, recommends that this application be denied.

However, if Council believes there is some merit in allowing this application to proceed, the applicant will be required to revise the application as follows and work with staff to meet the requirements for a Temporary Use Permit for a truck parking facility:

- Submission of an OCP amendment application, with applicable fees, to allow for the subject property to be considered by Council, for a TUP.
- Submission of a detailed design package, including a site plan with dimensions, showing the truck parking arrangement and internal truck circulation, the maximum size of the vehicles which can be accommodated and specifications of any proposed buildings and site landscaping, including landscaped buffering along the residential edge.
- If all sizes of commercial trucks cannot be accommodated within the parking lot, a Section 219 Restrictive Covenant will be required to be registered on title of the property, which documents the maximum size of vehicles that will be permitted on the parking lot.
- Registration of a Section 219 Restrictive Covenant to prohibit on site truck washing, truck fuel storage or refilling, storage of waste petroleum fluids, vehicle maintenance, and parking and storage of vehicles containing dangerous goods.
- Submission of an adequate security to ensure that the site is returned to its original vacant state, upon expiration of the TUP.
- Submission of a landscape cost estimate to the specifications of the City Landscape Architect and submission of appropriate securities to ensure that this landscaping is installed.

If Council decides to follow this course of action, once the application has been revised and reviewed by staff, an additional Planning Report will be forwarded to Council for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Contour Map
Appendix III.	Proposed Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Plan Showing Subject Site Within South Westminster Neighbourhood Concept Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 14, 2004.
- Soil Contamination Review Questionnaire prepared by Raj Pattar dated February 17, 2004.

Murray Dinwoodie  
General Manager  
Planning and Development

PL/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:                Raj Pattar  
                         Address:            5861 Kettle Crescent West  
   Surrey, B.C. V3S 8R6  
                         Tel:                    604-764-5098
  
2.      Properties involved in the Application
  - (a)      Civic Address:            10198 Grace Road
  
  - (b)      Civic Address:            10198 Grace Road  
                 Owner:                    Sumitter Singh Pattar  
                 PID:                            023-645-709  
                 Lot 1 Section 25 Block 5 North Range 3 West New Westminster District Plan  
                 LMP 31340
  
3.      Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

