

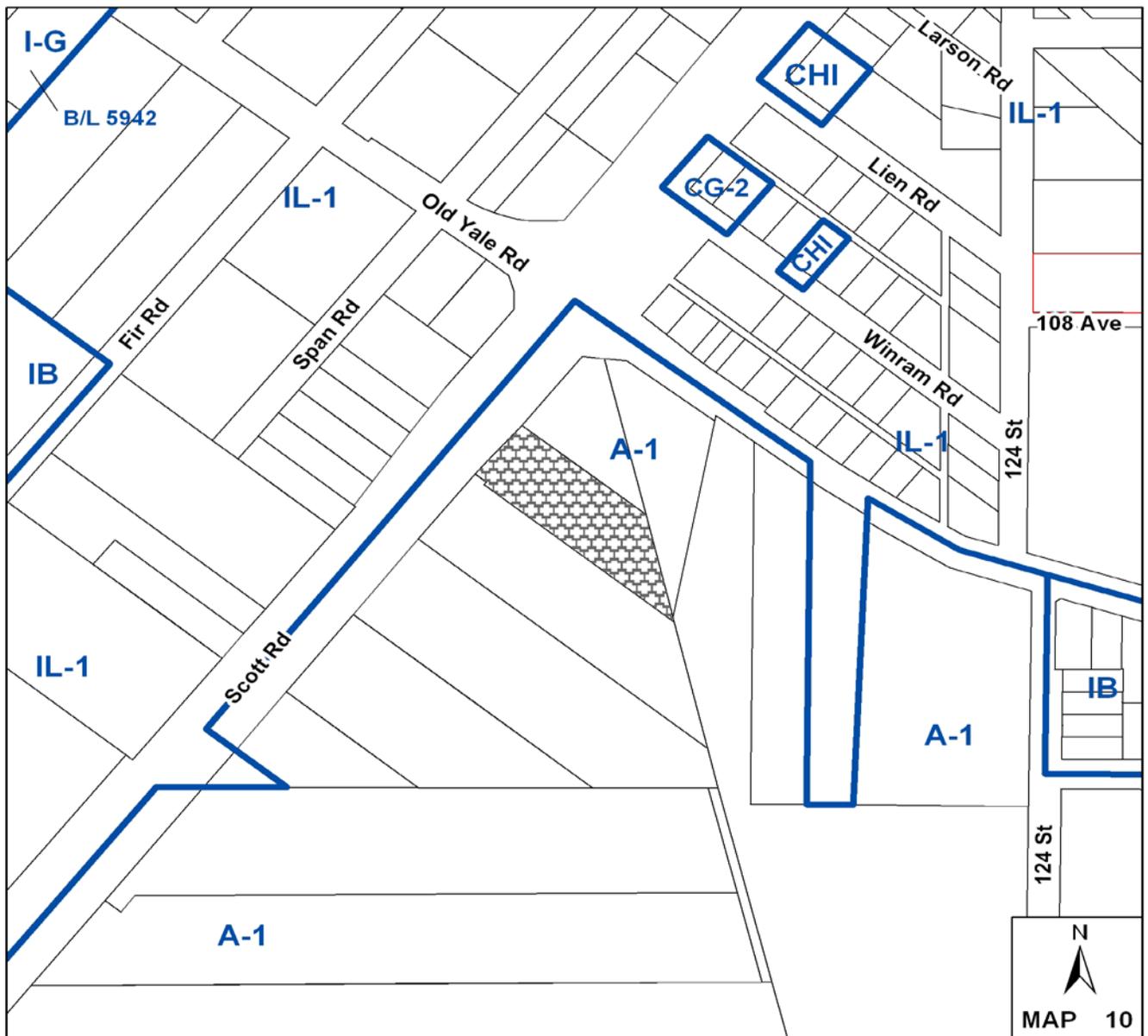
Proposal: OCP Amendment to amend Temporary Industrial Use Permit Area No. 3. Temporary Industrial Use Permit to allow the operation of a truck-driver training school, parking of overweight vehicles and container rental and sales for a period not to exceed two years.

Recommendation: Approval to Proceed

Location: 10766 Scott Road **Zoning:** A-1 (By-law No. 5942)

OCP Designation: Industrial

NCP Designation: Highway Commercial **Owner:** JPSH Enterprises Ltd.



PROJECT TIMELINE

Completed Application Submission Date: September 25, 2005
Planning Report Date: January 9, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment to amend Temporary Industrial Use Permit Area No. 3; and
- a Temporary Industrial Use Permit

in order to allow a truck-driver training facility, parking of overweight vehicles, and container rental and sales for a period not to exceed two years.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Temporary Industrial Use Permit Area No. 3 and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7905-0299-00 (Appendix III) to proceed to Public Notification.
3. Council instruct staff to resolve the following issue 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.

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** Unoccupied with two trailers placed on the property.
- **Significant Site Attributes** Site is being pre-loaded in accordance with a soil deposition permit.
- **East:** Vacant land under Development Application No. 7995-0060-00 for rezoning to IL, zoned A-1, designated Business Park.
- **South:** Single family residence, zoned A-1, designated Highway Commercial.
- **West:** Across Scott Road, non-conforming auto salvage yard, designated Highway Commercial, zoned IL-1.
- **North:** Vacant land, zoned A-1, designated Highway Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Partially complies.

NCP Designation: Does not comply.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property has been used intermittently as a truck-driver training and truck park facility since September 1995.
- In early 2000, Council considered an application to designate the subject property as a Temporary Industrial Use Permit Area and a Temporary Industrial Use Permit to allow the operation of a truck-driver training facility and the parking of overweight vehicles.
- At that time, the Planning & Development Department had initiated the preparation of a Neighbourhood Concept Plan (NCP) for this area and the applicant requested a Temporary Industrial Use Permit to allow for an interim use of the property pending the completion of the NCP and the implementation of the servicing strategy. (The South Westminster NCP was completed and approved by Council on December 8, 2003.)
- The applicant's original intention was to permit the temporary operation of a truck-driver training facility for a two-year period or until such time as the business was sold.
- Subsequently, Council on April 17, 2000 declared the subject property as Temporary Industrial Use Permit No. 3 in the Official Community Plan.
- Temporary Industrial Use Permit No. 7900-0006-00 to permit the operation of a truck-driver training facility and the parking of overweight vehicles for a period not exceeding two years was issued on June 22, 2000. This permit expired on June 22, 2002.

Current Proposal

- The applicant is requesting an Official Community Plan amendment to amend Temporary Industrial Use Permit No. 3 to permit container rental and sales in addition to a truck-driver training facility and the parking of overweight vehicles, and a new Temporary Industrial Use Permit to operate a truck-driver training facility, the parking of overweight vehicles and container rentals and sales.
- Since completed and approved, the South Westminster Neighbourhood Concept Plan (NCP) envisions properties along Scott Road including the subject property to be developed as part of the Scott Road Commercial District, which is intended for a comprehensively planned low density (auto-oriented) commercial area in the medium term, shifting to higher densities in the long term.
- The applicant has indicated that it is not economical to develop the subject property to its ultimate use (as envisioned in the NCP) independent of the adjoining properties due to the servicing requirements of this area. The servicing requirements include the installation of a steep grade gravity sewer system, and upgrading of the water and storm sewer system.
- In the absence of servicing, the applicant would like to use the subject property as a container storage facility as a temporary use in order to generate some revenue to undertake pre-loading and preparation of the site for development.
- The applicant has advised that containers are made in China. In order to transport them, economically, they are loaded with goods and shipped to Canada by boat. Once these containers are unloaded, they will be transported to the site for resale. The applicant has advised that the containers are basically new, as they have only been used once.
- The site is currently being filled under Soil Deposition Permit No. B05-005451-0-0, issued on March 24, 2005, to achieve compaction of soils and to prepare the site to satisfy the minimum floodplain elevation.
- The applicant proposes to use a gravel dust free surface for the on-site parking, circulation and container storage area.

Project Evaluation

Pros

- The proposed temporary use will allow the owner to generate some revenue to undertake pre-loading and prepare the site for future development.
- The pre-loading and site preparation has the potential to act as a trigger for the ultimate development along Scott Road as envisioned in the South Westminster NCP.
- It is uneconomical to develop the subject property to its ultimate intended use independent of adjoining properties due to the servicing requirements of this area.

- The site is in close proximity to the Surrey Fraser Dock which receives and ships similar filled containers around the world/

Cons

- The proposed container storage use albeit of a temporary nature, is not supportive of the objectives of the South Westminster NCP to improve the image of the area and provide a framework for high quality development to promote and attract business development.
- The site is visible on Scott Road and from the SkyTrain and the Pattullo Bridge.
- The proposed use may set an undesirable precedent for other property owners who may wish to use their properties for a similar use.
- There has been considerable effort taken to rezone the South Westminster area to eliminate salvage uses and outside storage as the sole use of a property.

Assessment

- On balance, the use of the subject property for the temporary storage of containers to allow the owner to generate some revenue to undertake pre-loading and to prepare the site for future development has the potential to act as a trigger for the ultimate redevelopment along Scott Road as envisioned in the NCP. However, in light of the concerns over the potential negative impacts of the proposed temporary use of the subject property, the applicant proposes to the following conditions:
 - The containers will be limited to a single layer (i.e. no stacking) towards the front of the property, and no more than two stacked to the rear of the property.
 - The property will be completely screened with the installation of a 2.5-metres (8 ft.) high chain link fence with barrier material to limit visibility into the site.
 - Upon expiry of the Temporary Use Permit, the containers will be moved off the site to a location in Abbotsford, which is owned by the applicant's business partner. The applicant has advised the site is suitably zoned for this use. The location in South Westminster will create the business contacts required and the customer base due to its proximity to the Surrey Fraser Docks.
- The recently adopted IL-1 zoning which was approved for the south Westminster Area establishes the following regulations for outdoor storage of any containers, goods, materials or supplies:
 - Not greater than 1.5 times the lot area covered by the principal building up to a maximum of 40% lot coverage;
 - Not located in the front or side yards;

- Be completely screened to a height of 2.5 metres (8 ft.). No display or storage of any material shall be piled to a height exceeding 2.6 metres (8 ft.) within 5 metres (16 ft.) of the screen; and
- No display or storage of cargo containers shall be piled to a height of more than 7.0 metres (23 ft.) or the height of two stacked containers, whichever is less.
- The proposed use of the site for container rentals and sales satisfies some of the criteria set out in the IL-1 Zone with the exception of the following:
 - It exceeds the maximum permitted outside storage by approximately 10%;
 - The containers are located within the side yard, however, they are partially screened from the street with the placement of two temporary pre-manufactured buildings;
 - The containers are double stacked for a portion of the site within 5 metres (16 ft.) of the screen.
- The applicant has advised that he has indicated the maximum use of the site, however, he anticipates that much less of the site will actually be used for the sales and rental of the container units. The inventory will be based on the shipments from China, and how quickly they can move the stock off the property.
- While the proposal does not satisfy all of the requirements set out in the IL-1 Zone, the applicant has demonstrated how he will mitigate the impacts on the use, and provided for an alternate site upon expiry of the TUP.

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.	Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Temporary Industrial Use Permit No. 7905-0299-00
Appendix VI.	OCP Amendment By-law

Murray Dinwoodie
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: Paul Hans
 Address: 5040 Still Creek Avenue
 Burnaby, B.C. V5C 4E4
 Tel: 604-291-2255

2. Properties involved in the Application
 - (a) Civic Address: 10766 Scott Road

 - (b) Civic Address: 10766 Scott Road
 Owner: JPSH Enterprises Ltd.
 PID: 023-736-119
 Parcel A Section 19 Range 2 New Westminster District Plan LMP32720

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to amend Temporary Industrial Use Permit Area No. 3.

 - (b) Proceed with Public Notification for Temporary Use Permit No. 7905-0299-00.

CONTOUR MAP FOR SUBJECT SITE

