

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0237-00

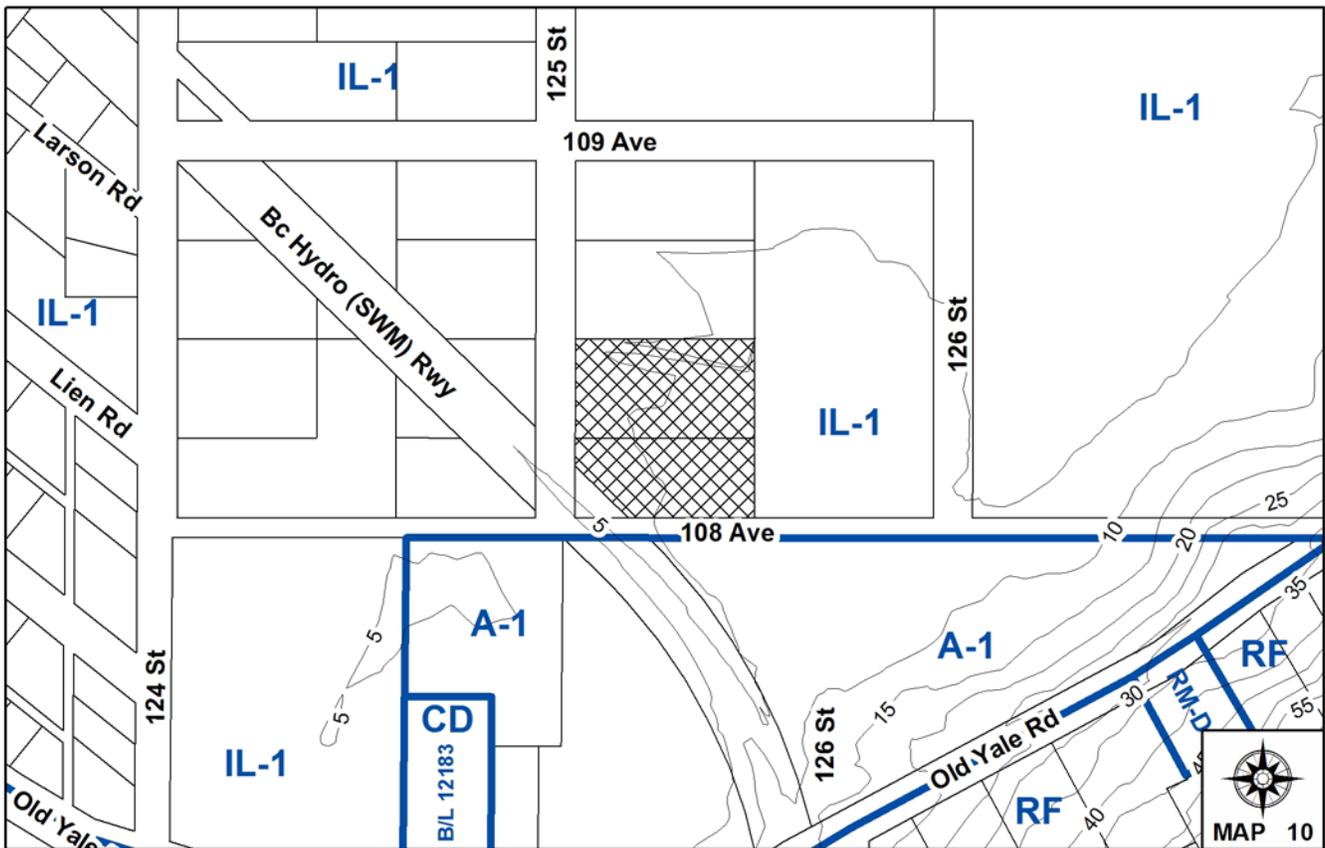
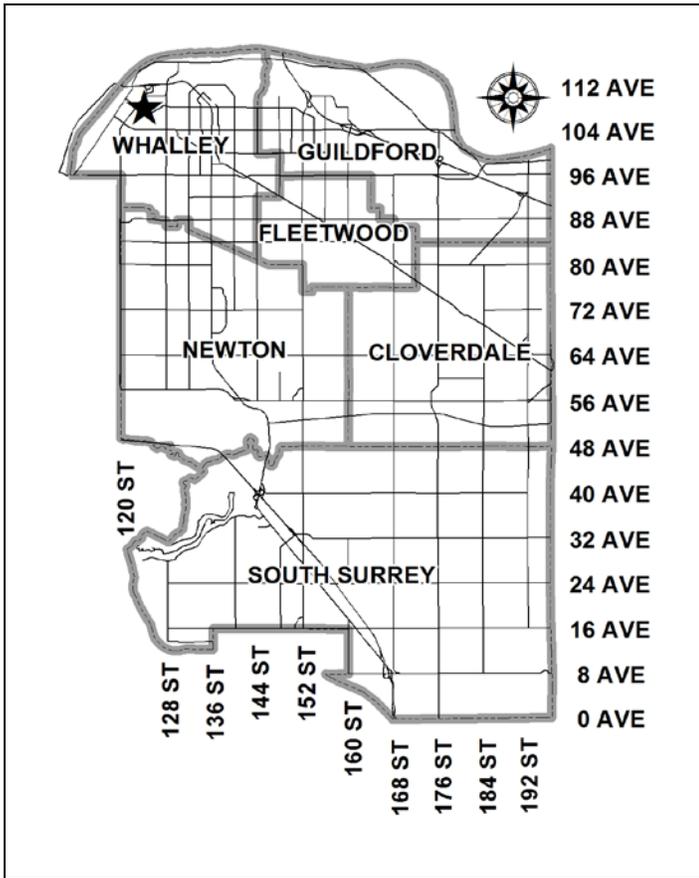
Planning Report Date: December 15, 2008

PROPOSAL:

- OCP Amendment
- Temporary Industrial Use Permit

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

LOCATION: 10840 and 10824 - 125 Street
OWNER: 0730589 B.C. Ltd.
ZONING: IL-1
OCP DESIGNATION: Industrial
NCP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment.
- Approval for Temporary Industrial Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposal will allow an interim use of the subject site until it is economically viable for the property owner to develop the land in accordance with the South Westminster NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area 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. 7908-0237-00 (Appendix IV) to proceed to Public Notification.
4. 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 on-site petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods defined by the *Transportation 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) confirmation that all of the issues identified in Corporate Report No. R216 for truck parking facilities, and specifically surfacing material and the delineation of stalls, have been achieved 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 outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Predominantly vacant with a portion being used for truck parking.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant industrial lot	Institutional	IL-1
East:	Truck storage	Public Open Space and Park	IL-1
South (Across Unopened 108 Avenue Road Allowance):	Vehicle storage.	Institutional/ Public Open Space & Park and Business Park	A-1
West (Across 125 Street):	Mills and a vacant lot.	Public Open Space & Park and Business Park	IL-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 10840 and 10824 125th Street in South Westminster and comprises 0.82 hectare (2.02 ac) of land. It is designated Industrial in the Official Community Plan (OCP) and Institutional in the South Westminster Neighborhood Concept Plan (NCP).
- The subject site was previously rezoned from “Light Impact Industrial Zone” (IL) to “Light Impact Industrial 1 Zone” (IL-1) with the adoption of Council-initiated Rezoning By-law No. 15665 on May 18, 2005 (Corporate Report No. R034). This was done to ensure that truck parking, outdoor storage, and the stacking of containers were not permitted as principal uses within parts of South Westminster.
- In 2006, the applicant submitted a development application (File No. 7906-0079-00) to declare a portion of the site as a Temporary Industrial Permit Area to allow a truck parking facility and a Development Permit to allow an industrial warehouse building. The application advanced to Third Reading, however, for a variety of reasons this application was withdrawn and the by-law was subsequently filed.

Current Proposal

- The current application proposes an Official Community Plan Amendment to identify the subject site as a Temporary Industrial Use Permit Area and a Temporary Industrial Use Permit in order to permit the development of a truck parking lot for a period up to two years. Unlike the previous application, truck parking is proposed for the entire site and no industrial warehouse building is proposed.
- Access to the site is proposed from 125th Street. As 125th Street is currently undeveloped along the frontage of the subject site the applicant will be required to extend it to the point from which access will be achieved. The remaining portion of the lot frontage would not be constructed as part of this development.

- A temporary office trailer is proposed. The trailer will be 3.66 metres (12 ft.) by 15.24 metres (50 ft.) in size. It is anticipated that one to two people would be working there daily.
- Five employee parking stalls are proposed next to the office trailers, which exceeds the one parking stall required under the Zoning By-law.
- Connection to municipal services is not available at this time and is not proposed to be provided as part of this application. As interim measures, the applicant is proposing that a temporary washroom be used and a water tank be fitted in the office trailer.
- The servicing requirements for this application are being based on the understanding that the office trailer is temporary and the applicant will not require water, sanitary and storm service connections. It is understood that the applicant will make arrangements for water, provide portable toilets and the office trailer will not be placed on a permanent foundation.
- The applicant, Tony Dulay of Dulay Trucking operates a long haul trucking company for trucks in excess of 5,000 kg (11,023 lbs.) gross vehicle weight (GVW). The trucking operation is comprised of forty trucks, which on average are expected to spend approximately five days per month at the facility.
- The applicant has indicated that should any excess space be available, they may look at renting this to other users. The City's Truck Parking Coordinator has been apprised of the potential for truck parking at this site.
- The applicant has identified no long-term development plans for the site beyond the proposed truck parking facility.
- On November 3, 2008, Council approved, Corporate Report No. R216 which provides specific guidelines for the review of future Truck Parking Facilities within Surrey. Specifically it requires:
 - Sealed engineering drawings for the site layout to ensure adequate drive aisle widths and stall sizes to accommodate the maneuvering and parking of trucks on the site;
 - That truck parking spaces be visually delineated at all times on the site to ensure that truck parking on each lot occurs in an efficient manner and to ensure that those who have paid for and are relying on parking on the site do not get locked out by the misalignment of other parked vehicles on the site;
 - That the site be surfaced with materials that do not cause damage to truck tires (i.e., meet certain gradation specifications); and
 - That adequate washroom facilities be provided on site.
- The subject application will be required to accommodate all of these requirements (Appendix II).
- The site is currently surfaced with recycled asphalt ('road grind'), to ensure that the trucks tires do not become damaged. The appropriateness of this material will need to be confirmed by the Engineering Department prior to final approval.

- Individual parking stalls are proposed to be delineated by numbers and lined with lime with wheel stops at the ends of the stalls. The applicant has indicated the lime will be replaced on an “as needed” basis. The use of lime is not acceptable to the Engineering Department and a more permanent mechanism will be required.
- Natural landscaping, which will range in size from 3.0 metres (10 ft.) to 5 metres (16 ft.), will provide visual separation for all properties abutting the subject properties.
- To secure the facility, the site will be surrounded by a 2-metre (6 ft.) high-gated chain link fence. A significant portion of this fence has already been installed.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the site and pre-notification letters were mailed on October 20, 2008. In response, correspondence was received from an adjacent business noting the following concern:

- Mud and dust will be issues as trucks try to pass through as a road is not expected to be constructed.

(The applicant will be required to extend 125th Street to provide access to the site as part of this application.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, staff has determined that additional consultation with residents, organizations or authorities is not necessary for the proposed OCP amendment, other than those contacted as part of the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7908-0237-00
Appendix V.	OCP Amendment By-law

Jean Lamontagne
General Manager
Planning and Development

