

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0295-00

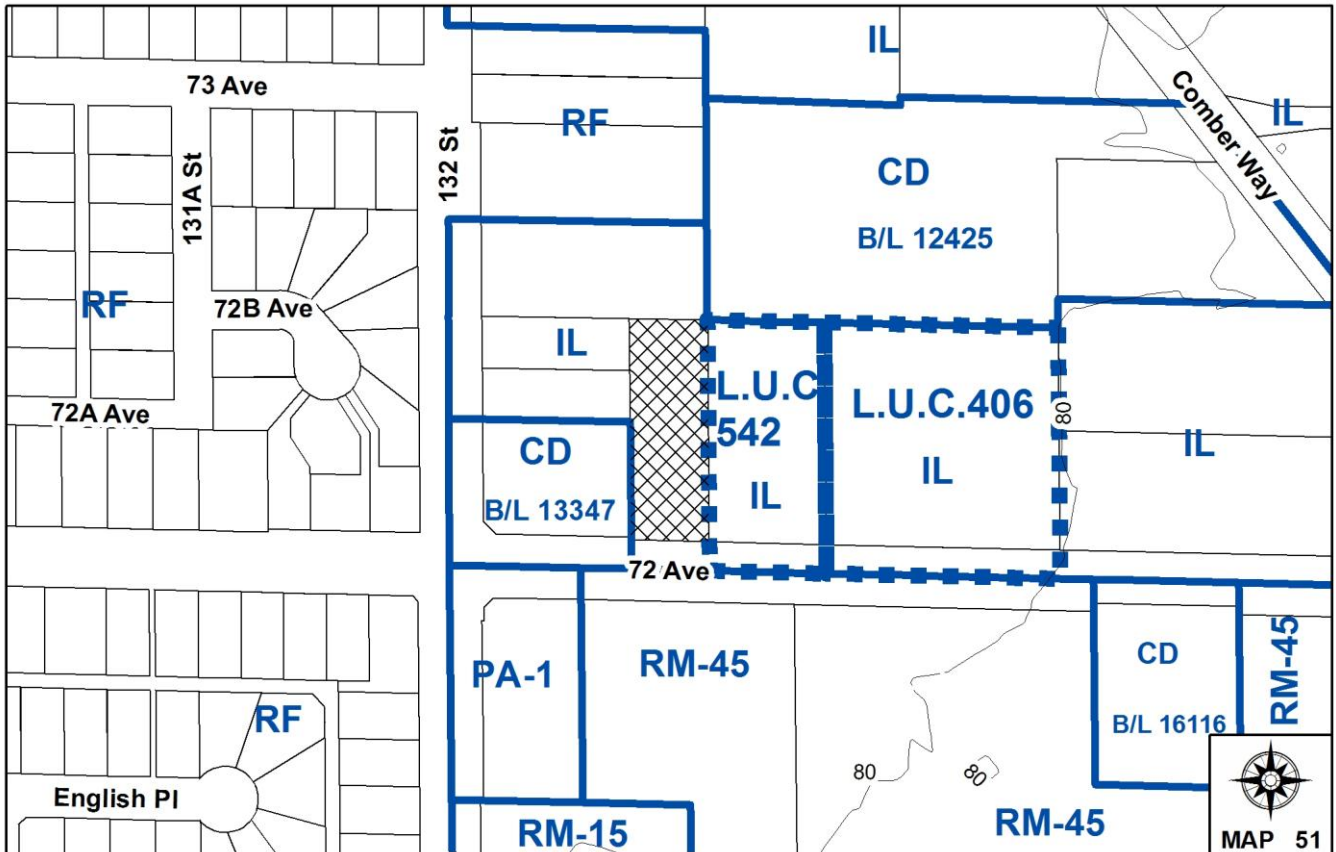
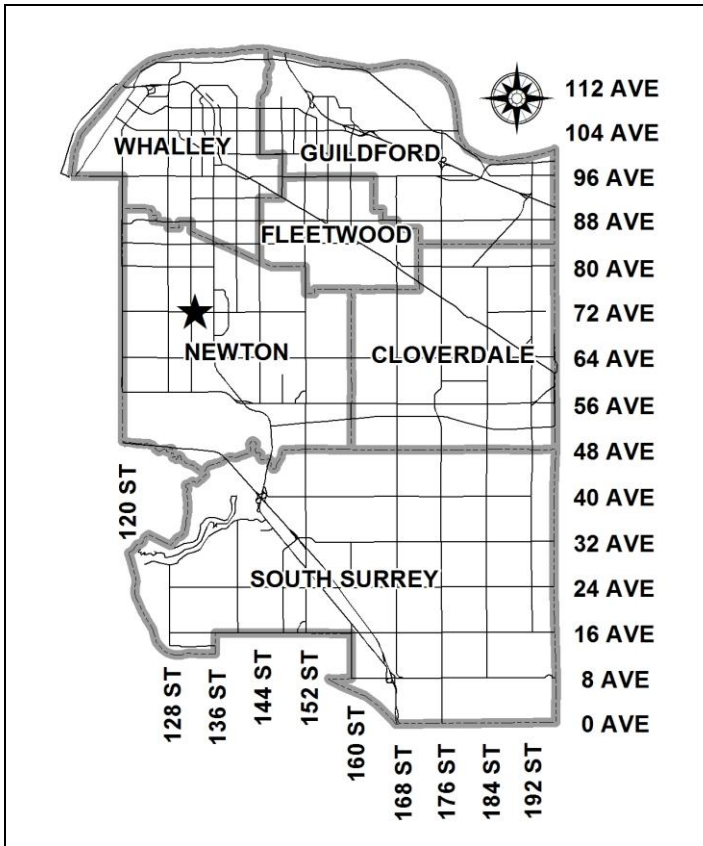
Planning Report Date: March 30, 2009

**PROPOSAL:**

- **Temporary Industrial Use Permit**

in order to allow the operation of a truck parking facility for a period not to exceed two (2) years.

**LOCATION:** 13245 - 72 Avenue  
**OWNER:** Nav Developments Ltd.  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit (TUP No. 7908-0295-00) to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The site was recently rezoned to "Light Impact Industrial Zone (IL)" for an industrial building and a Development Permit was also issued in conjunction with the rezoning. As a result of this application, the site is fully serviced.
- The proposed truck parking use will allow an interim use on the land until such time as it is economically viable for the property owner to development the land in accordance with the existing Development Permit (No. 7907-0301-00).
- Appropriate fencing and landscaping are incorporated into the overall design of the site.
- A maximum of 35 trucks (and 8 passenger vehicles) that are no greater than 13,900 kg/30,580 lb GVW, will occupy the site at any point in time.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7908-0295-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (b) submission of adequate security to ensure vehicles are removed and the site is returned to its vacant state upon expiry of the Temporary Industrial Use Permit; and
  - (c) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refilling, storage of waste petroleum fluids and vehicle maintenance on site and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act*.

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: Vacant.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Self-storage facility.	Industrial	IL
East:	Business park.	Industrial	IL
South (Across 72 Avenue):	Multiple family.	Multiple Family	RM-45
West:	Car wash.	Industrial	CD (By-law No. 13347)

## DEVELOPMENT CONSIDERATIONS

### Background

- The 0.31 hectare (0.76 acre) subject site is located at 13245 72 Avenue on the north side of 72 Avenue. The site is designated Industrial in the Official Community Plan (OCP), and currently zoned "Light Impact Industrial Zone (IL)".
- As a result of the IL Zoning, the site is already identified in the OCP as part of Temporary Industrial Use Permit Area No. 10, which allows the development and operation of temporary truck parking facilities. Therefore, no additional OCP Amendment process is required for this application.
- On April 14, 2008, Council authorized the rezoning of the site to IL, and issued Development Permit No. 7907-0301-00 to permit the construction of a 2 storey, 1,772 sq.m. (19,000 sq. ft) light industrial building.
- Subsequently, the applicant has received a Building Permit to construct the light industrial / office building approved under Development Permit No. 7907-0301-00. The Building Permit application was been put on hold by the applicant due to the increase in the cost of construction and economic slowdown. The applicant wishes to defer construction until costs decrease and it becomes financially viable.

### Current Proposal

- It remains the owner's intention to develop the subject property in compliance with the Development Permit by constructing the industrial building approved under Development Permit No. 7907-0301-00, when it becomes economically viable. In the interim, the applicant is requesting a Temporary Industrial Use Permit (TUP) to allow the operation of a truck parking facility for a maximum of 35 small trucks (cube vans and delivery vehicles) for a period not to exceed two years. The TUP specifically identifies the maximum size and number of trucks allowed to be parked in this temporary parking facility.
- The applicant has indicated that his intention is to run a high-end truck parking facility which includes an automated gate with secure access and significant landscaping that will reduce the visible impact of the development on the area.
- As part of the proposal, the applicant is constructing a driveway, with requisite queuing area, as required by the Engineering department. The driveway size and placement, as well as the landscaping, correspond to the plans approved under Development Permit 7907-0301-00.

## PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the subject property and pre-notification letters were mailed December 15, 2008. Staff have received two phone calls expressing concerns about this project. In both cases, the concern was about the type of use (truck parking), the associated noise and traffic impacts, and potential for environmental damage that the proposed parking

facility could cause. The callers were advised that it was intended as a temporary measure in the interim until such time as the approved building is constructed.

### DESIGN PROPOSAL AND REVIEW

- Currently, there are several fir trees located along the 72<sup>nd</sup> Avenue frontage of the site. To screen the truck parking facility from 72 Avenue, and to provide for site security, the applicant is proposing to plant 50, 1.8-metre (6 ft.) high hedging with related chain link fence on the southern edge of the site.
- Along the west property line, the applicant is proposing the construction of a 1.8 metre (6 ft) wooden fence to face an existing carwash facility.
- Along the north and east property lines, the applicant is proposing the construction of a 1.8 metre (6 ft.) chain link fence. In both cases, the property abuts existing development including a self-storage facility to the north and business park uses to the east.
- Prior to issuance of the Temporary Industrial Use Permit, the applicant is to provide security to the satisfaction of the City Landscape Architect to ensure the installation and maintenance of the landscaping screening.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- |               |   |
|---------------|---|
| Appendix I.   | Lot Owners, Action Summary and Project Data Sheets and Survey Plan                          |
| Appendix II.  | Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective |
| Appendix III. | Engineering Summary   |
| Appendix IV.  | Temporary Industrial Use Permit No. 7908-0295-00  |

Jean Lamontagne  
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:                      Jasmal Sran, Nav Developments Ltd.  
                         Address:                      12987 Helston Crescent  
                                                              Surrey, BC  
                                                              V3W 6T6  
                         Tel:                                      604-825-4511
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      13245 - 72 Avenue
  
  - (b)      Civic Address:                      13245 - 72 Avenue  
                         Owner:                                      Nav Developments Ltd., Inc. No. 718206  
                         PID:    009-738-096  
                         Lot 1 Except: Firstly: Parcel "I" (By-law Plan 77912) Secondly; Plan BCP  
                         37498 Section 20 Township 2 Plan 12739
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Temporary Industrial Use Permit No. 7908-0295-00.