

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0076-00

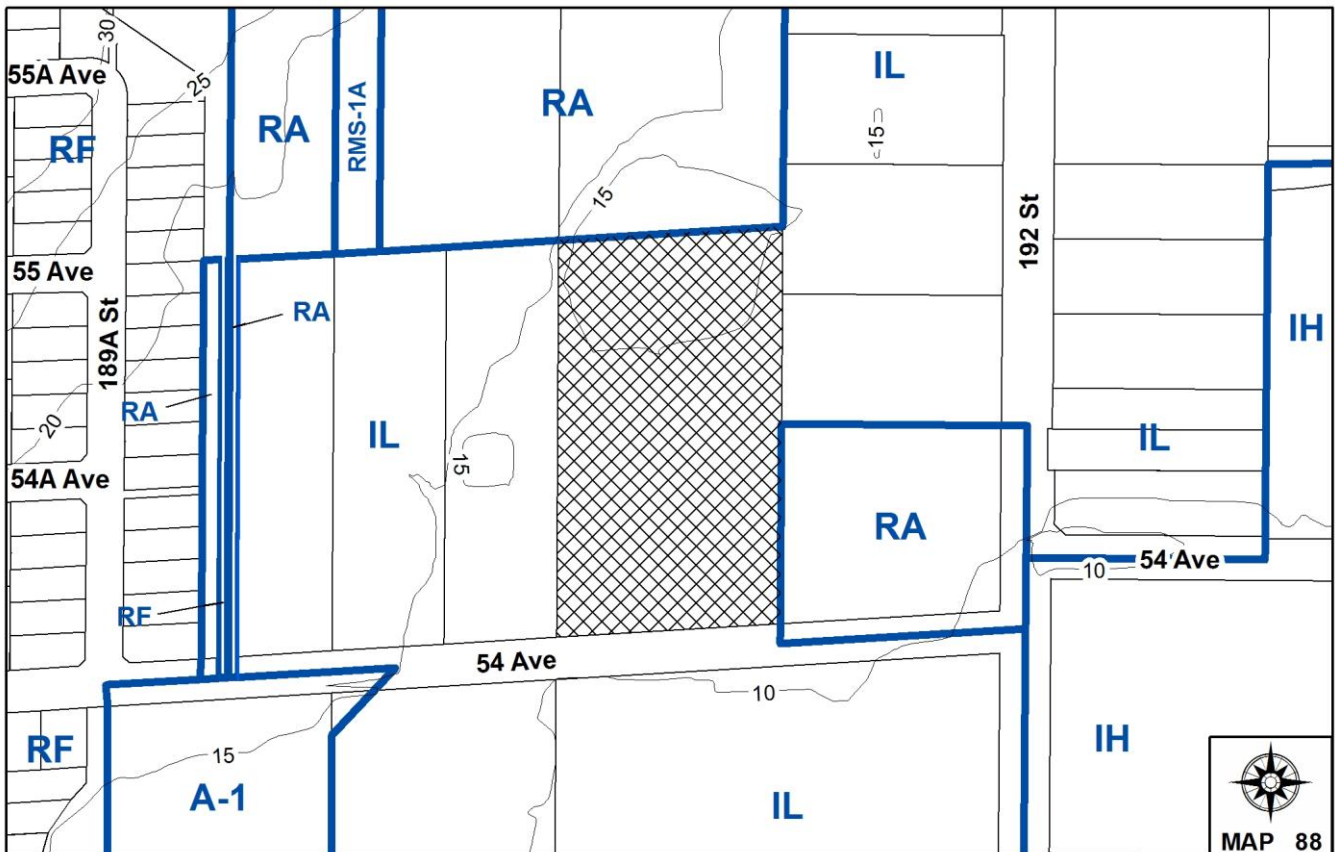
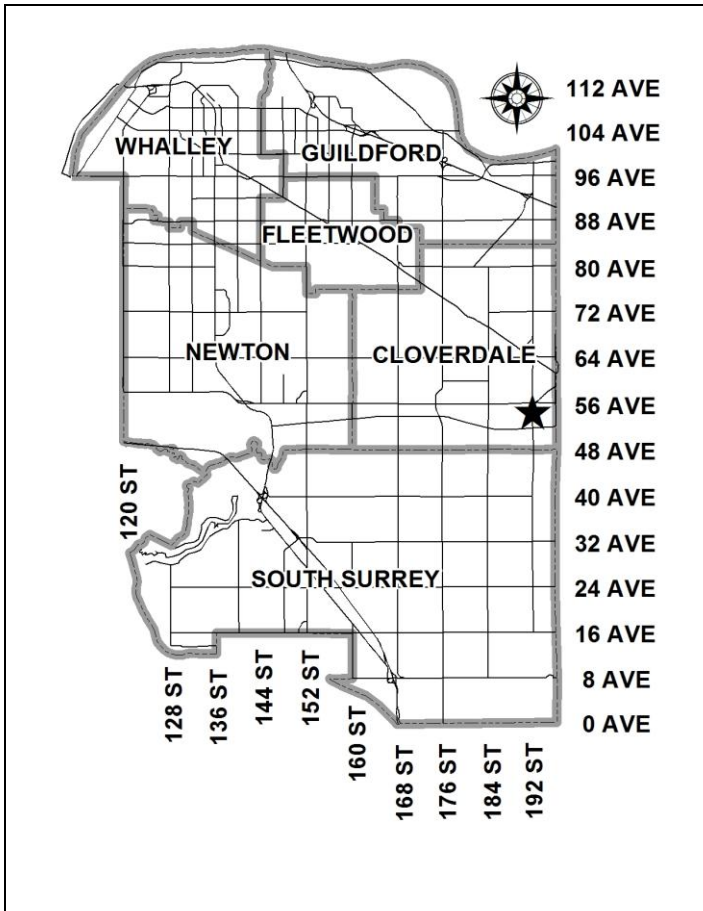
Planning Report Date: December 14, 2009

PROPOSAL:

- **Temporary Industrial Use Permit**

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

LOCATION: 19095 - 54 Avenue
OWNER: 1341699 Holdings Ltd.
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval for Temporary Industrial Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed truck parking will allow an interim use on the land until it is economically viable for the property owners to develop the land in accordance with the zoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Industrial Use Permit No. 7909-0076-00 (Appendix IV) to proceed to Public Notification.
2. 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; and
 - (b) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix VI).
3. Council direct staff to bring forward this application 4 months from the date of approval to proceed (i.e. April 12, 2010) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

BC Hydro: BC Hydro has no objections, provided all of their conditions are satisfied.

SITE CHARACTERISTICS

Existing Land Use: Vacant with non-conforming truck parking. A Development Permit for the subject site was previously approved by Council on December 1, 2008 under Application No. 7907-0109-00, permitting the construction of a multi-tenant industrial building, with related truck parking.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant land, under Application No. 7909-0080-00 for a Temporary Industrial Use Permit for vehicle storage (pre-Council).	Suburban	RA
East (5419 – 192 Street):	Single family house with non-conforming vehicle parking.	Industrial	RA

Direction	Existing Use	OCP Designation	Existing Zone
(5465 – 192 Street)	Multi-tenant Industrial building.	Industrial	IL
South (Across 54 Avenue):	Existing industrial use (concrete manufacturer).	Industrial	IL
West:	Non-conforming outside storage under application no. 7908-0046-00 for a Temporary Industrial Use Permit (Third Reading).	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Current Proposal

- The 2.02-hectare (4.98-acre) subject site is located on the north side of 54 Avenue in the South Cloverdale area. The majority of the site is encumbered by a BC Hydro right-of-way traversing the site, generally from north to south. In addition, there is a Class B watercourse within 30 metres (100 ft.) of the north property line.
- Council previously approved Development Permit No. 7907-0109-00 on this site to permit the construction of a multi-tenant industrial building. Under this application, approved by Council on December 1, 2008, the applicant agreed to provide a 30-metre (98.4 ft.) setback from the watercourse to the north.
- The site is designated Industrial in the Official Community Plan (OCP), and is currently zoned "Light Impact Industrial" (IL). The applicant is seeking a Temporary Industrial Use Permit (TUP) to allow the site to be used for truck parking.
- Transportation Industry uses are permitted in the IL Zone, provided there is a building with a minimum 100 square metres (1,075 sq.ft.) of floor area and contains washroom facilities. As the subject property is vacant, and the applicant is proposing only a temporary office structure 53 square metres (571 sq.ft.) in floor area, the applicant requires a TUP to allow the site to be used for truck parking.
- Temporary Industrial Use Permit Area No. 10 in the OCP declared all vacant land zoned IL, IL-1 and IH as Temporary Industrial Use Permit Areas for the purpose of over-weight vehicle parking, therefore an OCP amendment to declare the site a TUP area is not required.
- 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 IL Zone. This interim use would allow the applicant to temporarily park trucks until they redevelop the site. The applicant is a transportation company, and their intent is to park their own vehicles on the site. However, they are currently leasing truck parking space to a second company (Ocean Trailers). An arrangement, where Ocean Trailer leases a portion of the stalls, will likely continue for the short- to medium-term.

- The applicant, Accord Transportation Ltd., has demonstrated the intent to construct a permanent building in the future and use the subject site as their primary location for their transportation business, which is currently located in Cloverdale. The previously-approved Development Permit permits the construction of a 2,268-square metre (24,413-sq.ft.) multi-tenant industrial building, with related truck parking and truck repair.
- Allowing the truck parking facility to operate for a defined time period (e.g. 2 years) would provide the applicant the opportunity to continue operating their business until such time that economic conditions permit the applicant to obtain financing and begin construction.
- The applicant is seeking to permit parking for up to 148 trucks and 19 cars. The site will be secured with a chain-link fence (black), and a security gate setback approximately 12.9 metres (42 ft.) from the property line along 54 Avenue.
- Temporary toilet facilities, in addition to garbage and recycling containers, will be located in the northwest and southwest corners of the site, and will be screened from the street and the neighbouring property to the west. The garbage and recycling containers will be concealed within a 1.8-metre (6 ft.) high cedar fenced enclosure.
- Access to the proposed truck parking facility will be from 54 Avenue, connecting to 192 Street through the existing industrial area.
- The Engineering Department is currently reviewing the Truck Route Network following Council's adoption of the Transportation Strategy in 2008. This comprehensive review will consider a variety of methods which will serve to address the movement of industrial traffic into residential areas, including the residential neighbourhoods in the vicinity of the subject site.
- There are currently three in-stream truck parking facilities in the vicinity of the subject site (see Appendix V). They are as follows:
 - 7907-0088-00, located at 18872 – 52 Avenue. TUP referred back to staff to complete.
 - 7908-0053-00, located at 5219 – 188 Street. Pre-council.
 - 7909-0080-00, located at 19060 Hwy 10. Pre-council.
- The following requirements with respect to the on-site requirements for truck parking are specified as conditions in Temporary Industrial Use Permit Area No. 10:
 - Require sealed engineering drawings for the site layout to ensure adequate drive aisle widths and stall sizes to accommodate the manoeuvring and parking of trucks on the site;
 - Require 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;
 - Require that the site be surfaced with materials that do not cause damage to truck tires (i.e., meet certain gradation specifications); and
 - Require that adequate washroom facilities be provided on site
- On May 25, 2009, City Council considered Corporate Report No. Ro69 in which the following recommendations were approved in order to improve the Temporary Use Permit (TUP) process for temporary truck parks:

- Require the applicant to complete all the necessary site work requirements prior to Council approving the TUP, through the implementation of a Pre-servicing Approval process.
 - Eliminate the requirement for landscaping and site restoration securities, allowing for significant cost savings for the applicant, by ensuring that the approved landscaping is completed prior to the approval of the TUP at the Pre-servicing Approval stage.
 - Eliminate the requirement for a Restrictive Covenant to restrict certain activities on the site
- Prior to receiving approval for the TUP, the applicant must fulfill the requirements of the Pre-servicing Agreement (see Appendix VI). In summary, the applicant must:
 - submit an approved site plan, arborist report, landscape plan, and cost estimate to the satisfaction of City staff;
 - landscape the site as per the approved landscaping plan;
 - satisfy Engineering requirements with respect to servicing, access and construction;
 - provide adequate washroom facilities.
 - If the applicant fails to complete all requirements within 4 months, staff will bring the TUP application forward to Council for consideration of filing. It is anticipated that this follow-up action will encourage the applicant to finalize the TUP and filing of the application will not be necessary.

Tree Preservation and Landscaping

- Mike Fadum & Associates Ltd. prepared the Arborist Report and Trees Preservation/ Replacement Plans (Appendix II). These are currently under review by the City's Landscape Architect.
- The Arborist Report indicates there are 10 mature trees on the subject site. The report proposes the removal of all 10 trees because they will not survive the development of the temporary truck park.
- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total No. of On-site Trees	Total No. of Off-site Trees	On-site Trees Proposed for Retention	Off-site Trees Proposed for Retention	Proposed for Removal
Western Red Cedar	1	0	0	0	3
Douglas Fir	5	0	0	0	4
Grand Fir	4	1	0	1	2
Total	10	1	0	1	10

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As ten (10) mature trees are to be removed, a total of twenty (20) replacement trees would be required for this application.
- The applicant's Landscape Architect (LA West Landscape Architects) proposes thirty-four (34) replacement trees to be planted within the site, in addition to other shrubs and ground covers (see below). Under the requirement of the Tree Preservation By-law, this would not result in a tree replacement deficit. As such, monetary compensation will not be required.
- The applicant is required to landscape the site. The Landscaping Plan is currently under review by the City's Landscape Architect and once approved, will be incorporated in the TUP.

- Landscaping along the front (south) property line will consist a row of 1.8-metre (6 ft.) tall Sweet Gum and Cherry trees, interspersed with shrubs such as Laurel and Pieris. Cherry trees will be interspersed throughout the site, including at the north property line. In addition, the rear and side property lines will be landscaped with Laurel. A Western Red Cedar will be planted in the northeast corner, amongst the Cherry trees.
- As there is a Class B watercourse within 30 metres (100 ft.) of the northwest property line, the northwest corner of the site will be landscaped with five (5) Western Red Cedars in addition to native planting such as Dogwood, Huckleberry, Hazel, and Elderberry among others.
- A chain-link fence (black) will surround the site.
- The proposed parking surface will be crushed gravel.

PRE-NOTIFICATION

Temporary Use Permit applications do not require pre-notification letters. However, due to the proximity to residential single family dwellings, pre-notification letters were sent on May 5, 2009 to the surrounding property owners and to the Cloverdale Community Association advising them of the proposal. A Development Proposal sign was also erected on the property.

Planning staff received no comments.

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 and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7909-0076-00
Appendix V.	Proposed Truck Parking Facilities
Appendix VI.	Pre-servicing Requirements for Temporary Industrial Use Permit No. 7909-0076-00

Jean Lamontagne
General Manager
Planning and Development

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