

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0087-00

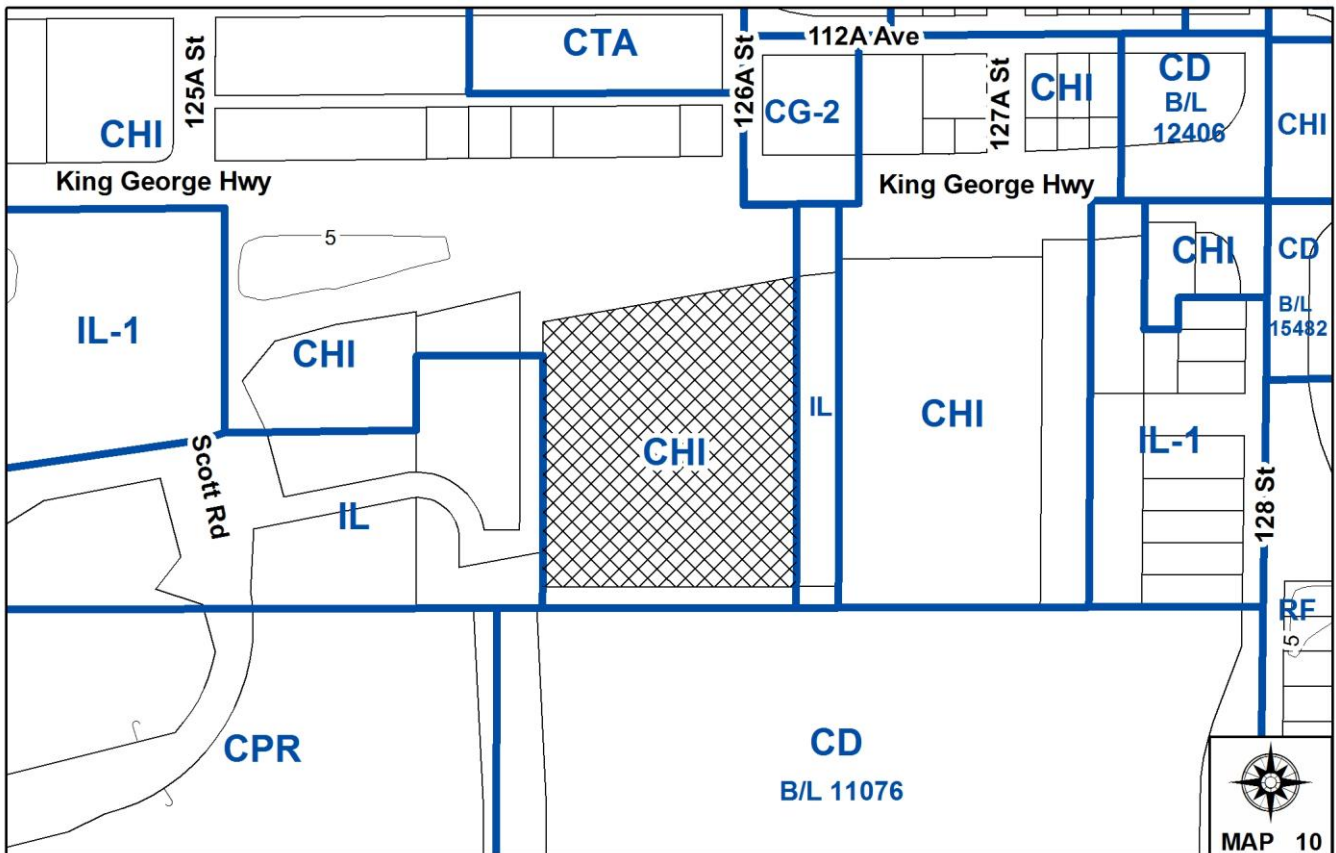
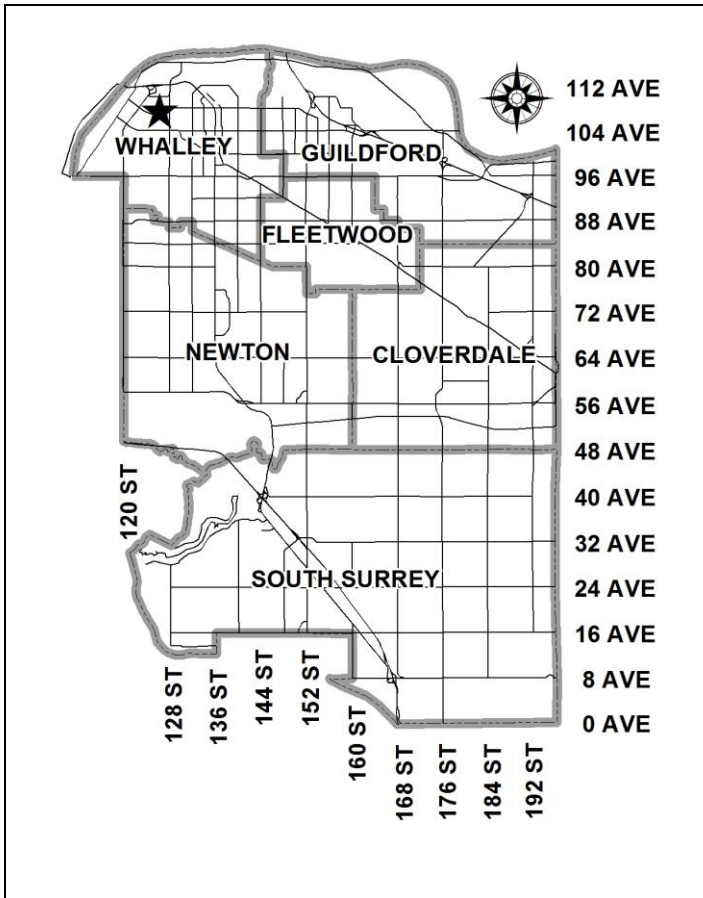
Planning Report Date: March 1, 2010

PROPOSAL:

- **OCP Amendment**
- **Temporary Industrial Use Permit**

in order to allow truck parking on the subject property for a maximum period of two (2) years.

LOCATION: 12674 King George Blvd.
OWNER: Aman Enterprises 1989 Ltd.
ZONING: CHI
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Residential Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Truck parking is not permitted in the CHI Zone.
- The proposed use does not comply with the Business/Residential Park designation of the subject site in the South Westminster NCP.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed Temporary Industrial Use Permit will help to alleviate the significant demand in truck parking in the City.
- The proposed use is temporary. The proposed truck parking will allow an interim use on the land 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. 7909-0087-00 (Appendix IV) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to approval:
 - (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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) ensure all non-conforming buildings or structures are removed from the site to the satisfaction of the Planning and Development Department; and
 - (d) completion of all requirements identified for Pre-Servicing Approval Stage (Appendix VII).
5. Council direct staff to bring forward this application four (4) months from the date of approval to proceed (i.e. first Council meeting after July 1, 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 as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized truck and trailer storage with SkyTrain guideway impacting southern portion.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across King George Blvd.):	Automotive sales. Automotive repairs with an in-process Temporary Commercial Use Permit (Application No. 7909-0100-00) to allow automotive sales (Pre-Council).	Commercial in OCP Commercial in OCP	CHI CG-2
East:	Automotive auction yard.	Industrial/Business Residential	Split-zoned IL and CHI
South (across City-owned land for future public access):	Parking lot for Home Depot.	Industrial/Highway Commercial	CD (By-law No. 11076)
West (across the City's pedestrian walkway):	Unauthorized storage of wooden pallets.	Industrial/Business/ Residential	Split-zoned IL and CHI

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 12674 King George Boulevard and encompasses a site area of approximately 1.65 hectares (4.1 acres). The property is zoned Highway Commercial Industrial Zone (CHI) designated Industrial in the Official Community Plan (OCP) and Business/Residential Park in the South Westminster Neighbourhood Concept Plan (NCP). The SkyTrain guideway traverses the southern portion of the site.
- The owners are currently using the property for unauthorized truck and vehicle parking. As a result of a number of visits from By-law Enforcement staff, the owners have applied for a Temporary Industrial Use Permit to allow the unauthorized use.
- The applicant proposes to park 146 vehicles on the subject property approximately as follows:
 - 80 spaces for truck and trailer parking;
 - 16 spaces for heavy truck / dump truck parking; and
 - 50 parking spaces for vehicles under 5,000 kg (11,023 lbs) G.V.W.
- The subject property is separated into two areas with chainlink fencing. Area #1 is leased to a company for truck parking, while the remaining southern portion (Area #2) is reserved for truck parking and storage by the owner (Appendix II).
- Truck and vehicle access to the subject site will be via a right-in / right-out driveway off Scott Road / King George Boulevard. Transportation Engineering staff have no objections with the access, but require the owner to ensure the driveway is built to Engineering standards.
- Vehicles entering Surrey via the Pattullo Bridge cannot access the subject property from King George Boulevard. They must follow a circuitous route along 128 Street, 110 Avenue and Scott Road in order to access the site. However, the indirect route should not create problems with traffic or negatively impact adjacent properties.

- Planning staff support the proposed Temporary Industrial Use Permit to allow truck and vehicle parking on the subject property for the following reasons:
 - The owner proposes to install additional landscaping to screen the trucks from Scott Road /King George Boulevard. The site plan shows that Areas #1 and #2 on the site are currently delineated by fencing. The owner has agreed to surround the fencing with trees and landscaping, as a means to incorporate additional greenery to the site, and thus, to soften the paved landscape, given the visibility of this site from the SkyTrain.
 - There is a significant demand for truck parking in the City, and few suitable sites. Truck parking on the subject property will help to alleviate the situation since it can accommodate a large number of vehicles.
 - The proposed truck parking use is temporary and will allow an interim use on the land until it is economically viable for the owner to develop the land in accordance with the zoning and the South Westminster NCP.
 - The owner believes the servicing costs to redevelop the site are too substantial. The subject property is within one of the areas which the Engineering Department has designated for pre-servicing. However, there currently has been a lack of interest from the development community to redevelop the subject property and the neighbouring sites.
 - The proposed Temporary Industrial Use Permit for truck parking will pose minimal impact on the area. The current uses on the adjacent properties are either industrial or involve vehicle parking.
- There are a number of in-stream applications for truck parking facilities in the Bridgeview and South Westminster areas. The following three (3) are the closest to the subject property (Appendix VI). The applications all involve an OCP amendment and are at Third Reading.
 - 7908-0212-00 (12310 – 114 Avenue) proposing 65 truck parking spaces (Third Reading on June 15, 2009);
 - 7908-0237-00 (10824 and 10840 – 125 Street) proposing 40 truck parking spaces (Third Reading on January 19, 2009); and
 - 7907-0378-00 (12403 Old Yale Road and 12486 – 108 Avenue) proposing 30 truck parking spaces (Third Reading on June 16, 2008).
- On May 25, 2009, 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 parking facilities:
 - 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; and
 - Eliminate the requirement for a Restrictive Covenant to restrict certain activities on the site.

- Prior to Council considering final approval of the TUP, the applicant must fulfill the requirements of the Pre-servicing Agreement (Appendix VII). In summary, the applicant must:
 - Submit an approved site plan, arborist report and landscaping plan to the satisfaction of City staff;
 - Install landscaping on the site as per the approved landscaping plan;
 - Provide adequate washroom facilities; and
 - Satisfy Engineering requirements with respect to servicing, access and construction.
- If the applicant does not complete the requirements within four (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 complete the outstanding requirements and finalize the TUP.

PRE-NOTIFICATION

Pre-notification letters were sent out on December 1, 2009, and staff have not received any comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to 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.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7909-0087-00
Appendix V.	Proposed OCP Amendment By-law
Appendix VI.	Proposed Truck Parking Facilities in the Vicinity
Appendix VII.	Pre-Servicing Requirements for Temporary Industrial Use Permit No. 7909-0087-00

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: Bruce McWilliam, Pacific Land Resource Group
 Address: 7485 – 130 Street, Unit 101
 Surrey, BC
 Tel: 604-501-1624

2. Properties involved in the Application

- (a) Civic Address: 12674 King George Boulevard
- (b) Civic Address: 12674 King George Boulevard
 Owner: Aman Enterprises 1989 Ltd., Inc. No. 371659
 PID: 013-931-865
 Parcel 4 Except: Part on Statutory Right of Way Plan 84079, Section 17 Block 4
 North Range 2 West New Westminster District Reference Plan 81537

3. Summary of Actions for City Clerk's Office

- (a) Introduce a by-law to amend the Official Community Plan and declare the property a
 Temporary Industrial Use Permit Area and set a date for Public Hearing.
- (b) Proceed to Public Notification for Temporary Industrial Use Permit No. 7909-0087-00.