

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0208-00

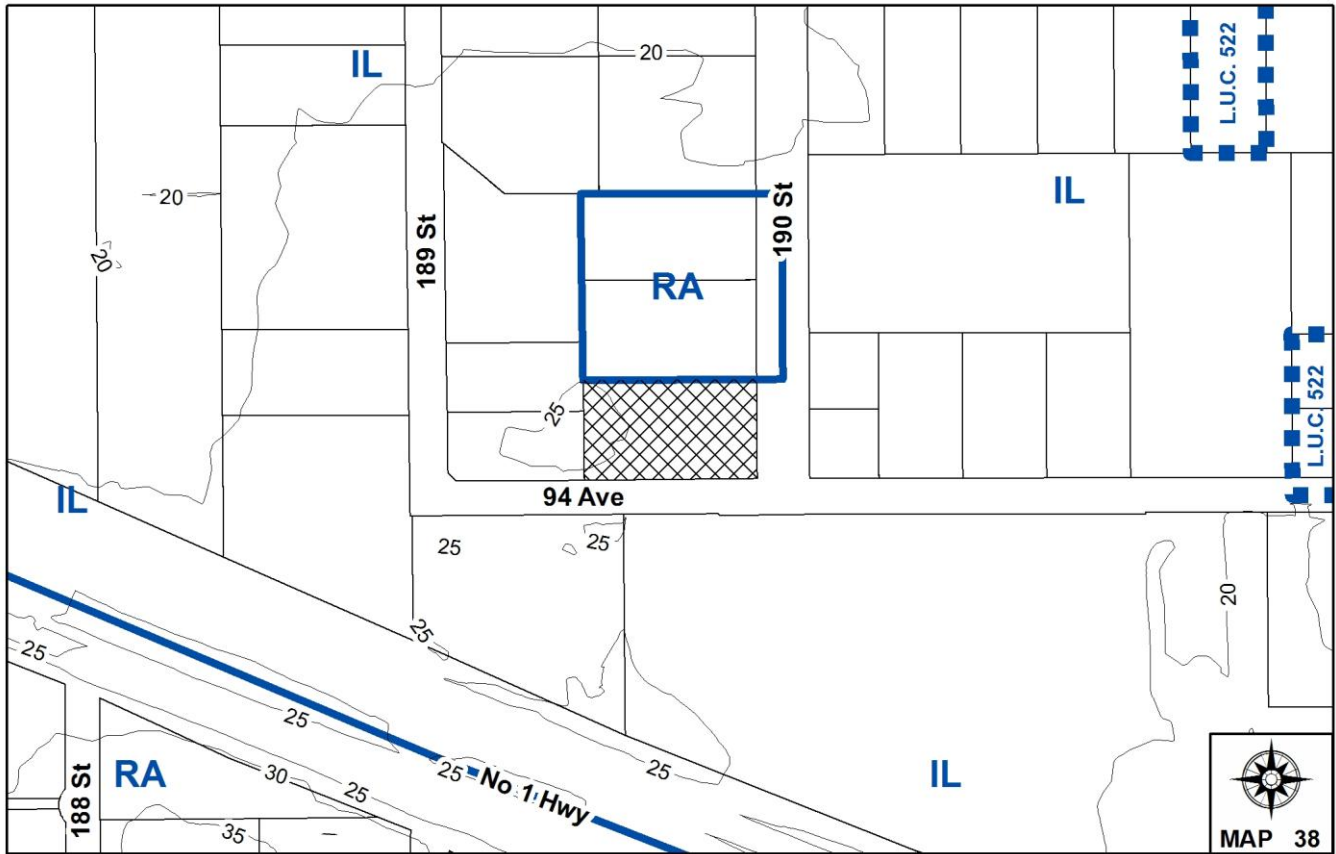
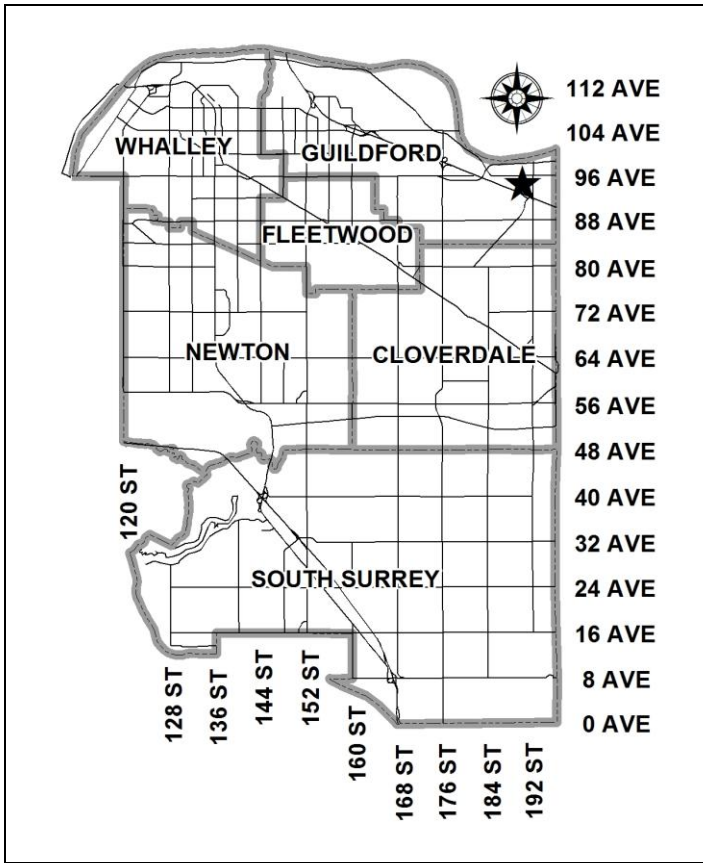
Planning Report Date: January 11, 2010

PROPOSAL:

- **Temporary Industrial Use Permit**

in order to allow vehicles exceeding 5,000 kg. (11,023 lbs.) G.V.W. to be stored on the subject property for a maximum period of two (2) years.

LOCATION: 9425 - 190 Street
OWNERS: Joseph, Bruno and Carlo Papais
ZONING: IL
OCP 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 Temporary Industrial Use Permit will provide much needed truck parking in the City.
- The proposed truck parking will allow an interim use on the land until it is economically viable for the applicant to develop the land in accordance with the zoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Industrial Use Permit No. 7909-0208-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) completion of all requirements identified for Pre-Servicing Approval Stage (Appendix V).
3. Council direct staff to bring forward this application 4 months from the date of approval to proceed (i.e. first Council meeting after May 11, 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: Vacant property with an existing driveway access to the abutting property to the north.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	1.5-acre property with an existing single family dwelling.	Industrial	RA
East (Across 190 Street):	Existing industrial building and warehouse.	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
South (Across 94 Avenue):	Multi-tenant industrial office building and industrial building and construction equipment storage.	Industrial	IL
West:	Existing industrial warehouse building.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background & Current Proposal

- The subject property is located at 9425 – 190 Street and encompasses a site area of approximately 0.58 hectares (1.45 acres). The property is zoned IL and designated Industrial in the Official Community Plan (OCP). The site is currently vacant.
- The owner has applied for a Temporary Industrial Use Permit to allow truck parking on the subject property for a maximum period of two (2) years. The applicant proposes 48 parking stalls on the site for vehicles over 5,000 kg (11,023 lbs) G.V.W.
- Access to the proposed truck parking facility will be from 190 Street, which connects to 94 Avenue and the existing industrial area. Transportation Engineering staff have no concerns with the site plan or vehicle access route.
- Temporary toilet facilities and garbage containers will be located at the rear of the site along the western property line, amongst the landscaping that will be installed. The proposed parking surface will be crushed gravel to the satisfaction of the General Manager, Engineering.
- The majority of the trees on the subject site will be removed as a result of the proposed truck parking facility. The applicant must submit an arborist report to be reviewed the City Landscape Architect. If an adequate number of replacement trees are not provided, as specified in the Tree Protection By-law, the applicant must contribute monies to the City Green Tree Fund.
- The applicant also owns the abutting property to the north, which is designated Industrial in the OCP and zoned One-Acre Residential Zone (RA). An existing single family dwelling is located on the property, which uses a driveway that runs through the subject property. The driveway will be relocated as a result of the current application to the satisfaction of the General Manager, Engineering.
- Planning staff support the proposed Temporary Industrial Use Permit to allow truck parking on the subject property for the following reasons:
 - The proposed truck parking will allow an interim use on the land until it is economically viable for the applicant to develop the subject site in accordance with the zoning.
 - The applicant proposes to install additional landscaping to act as a buffer and screen the trucks that will be parked on the subject site.

- The proposed Temporary Industrial Use Permit for truck parking will pose minimal impact on the area, which is largely industrial.
 - There is a significant demand for truck parking in the City, and few suitable sites. The approval of the current proposal to allow truck parking on the subject property will help to alleviate the situation.
- There are currently no approved or in-process Temporary Industrial Use Permit applications for truck parking in the vicinity of the subject property. There are few vacant industrial sites in the area.
- As the site is zoned IL, an OCP amendment is not required for this proposed temporary truck parking facility. The proposed temporary truck parking facility is subject to Temporary Use Permit No. 10 in the OCP.
- The following 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 the 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 tire (i.e., meet certain gradation specifications); and
 - Require that adequate washroom facilities be provided on site.
- 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 receiving approval for the TUP, the applicant must fulfill the requirements of the Pre-servicing Agreement (Appendix VI). In summary, the applicant must:
 - Submit an approved site plan, arborist report, landscaping plan, and cost estimate 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 21, 2009, and staff have not received any comments.

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. 7909-0208-00
Appendix V.	Pre-servicing Requirements for Temporary Industrial Use Permit No. 7909-0208-00

Jean Lamontagne
General Manager
Planning and Development

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