

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0074-00

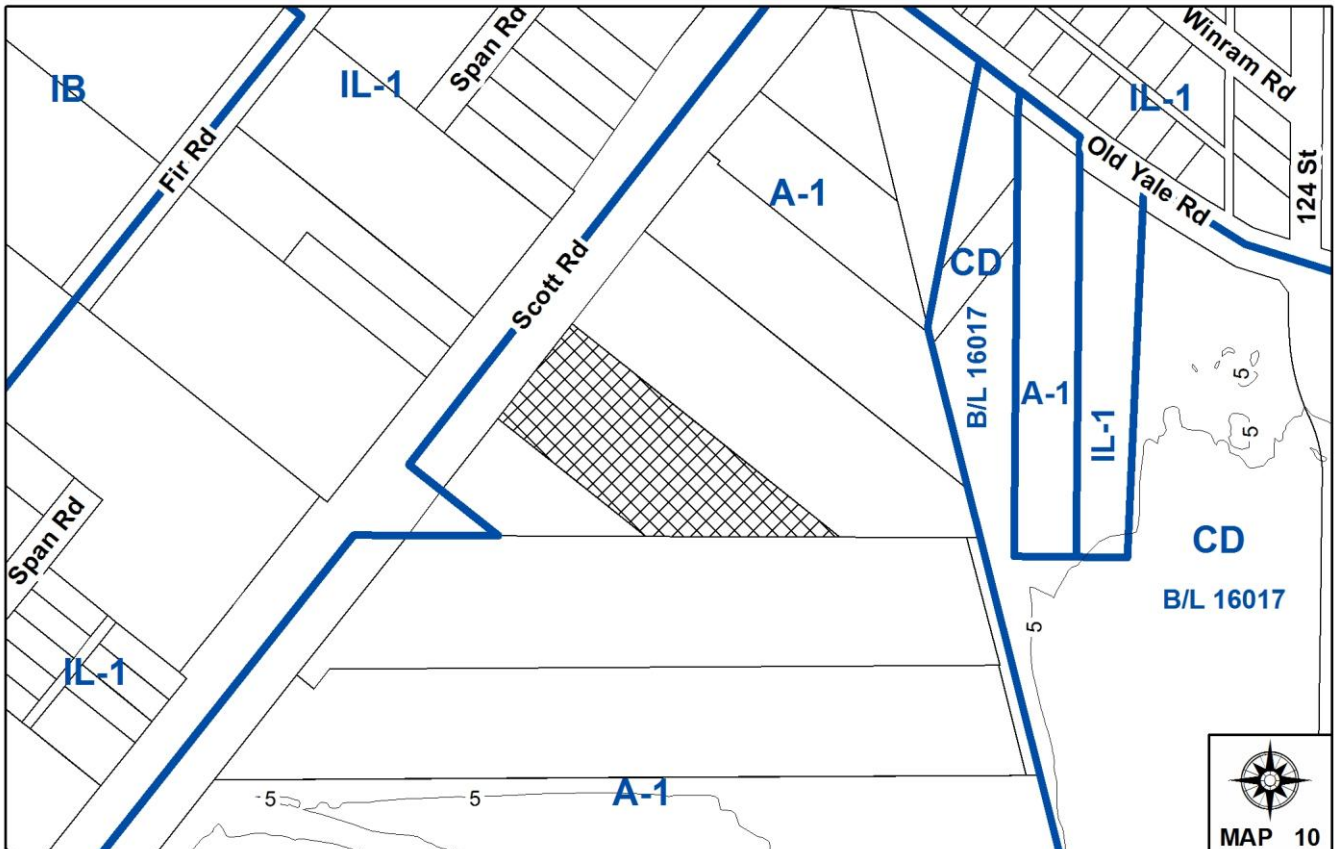
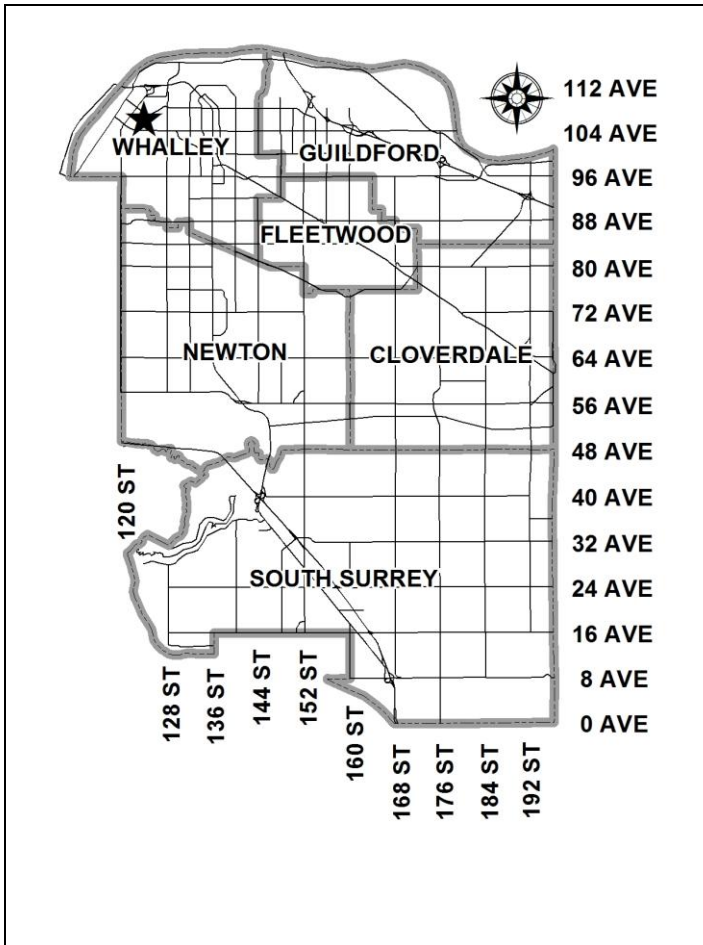
Planning Report Date: June 21, 2010

PROPOSAL:

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

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

LOCATION: 10692 Scott Road
OWNER: Mander Holdings Ltd.
ZONING: A-1
OCP DESIGNATION: Industrial
NCP DESIGNATION: Highway Commercial



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

- Contrary to the South Westminster NCP.

RATIONALE OF RECOMMENDATION

- The proposed temporary truck parking facility will allow the interim use of the land until it is economically viable for the owners to develop the land.
- Will assist in the provision of much-needed truck parking spaces in the City.
- The area is undeveloped due to lack of adequate services.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council introduce a By-law 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. 7910-0074-00 (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; and
 - (b) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix VII).
5. Council direct staff to bring forward this application 5 months from the date of approval to proceed (i.e. first Council meeting after November 21, 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 II.

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Truck park under application 7909-0138-00, granted Third Reading on March 1, 2010.	Highway Commercial	A-1

Direction	Existing Use	NCP Designation	Existing Zone
East:	Nonconforming truck park.	Highway Commercial	A-1
South:	Vacant.	Highway Commercial	A-1
West (Across Scott Road):	Non-conforming auto wrecker business.	Highway Commercial	IL-1

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 10692 Scott Road and encompasses a site area of 0.98 hectare (2.4 acres). The subject property is designated Industrial in the Official Community Plan (OCP), Highway Commercial in the South Westminster Neighbourhood Concept Plan (NCP), and is currently "General Agriculture Zone (A-1)".
- The applicant purchased the lands in February 2010. As there are a number of truck parking operations in the area, the applicant submitted the current application for a Temporary Industrial Use Permit (TUP) to allow for the parking of approximately 39 oversized trucks for a period of time not to exceed two years.
- A Terasen Gas right-of-way (ROW) traverses at the southeast corner of the property. Due to the adverse soil conditions in this area, the applicant is not proposing truck parking for the area impacted by the gas pipeline.
- Access, restricted to right-in/right-out only, is proposed from Scott Road. A chain link fence is indicated on the site plan to provide site security. The site is proposed to be surfaced with gravel, with a paved driveway access into the site.
- In the future, direct access to/from Scott Road is not intended for lots fronting the east side of Scott Road between Tannery Road and Old Yale Road. Alternate access is planned through development, by the extension of 122 Street running parallel to Scott Road.
- 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 Highway Commercial designation in the NCP. This interim use would allow the applicant to temporarily park trucks until they redevelop the site.
- To allow truck parking to operate for a defined time period (e.g. 2 years) would provide the applicant the opportunity to generate income until such time that the economic conditions permit the applicant to obtain financing and redevelop the site.
- 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, which have been incorporated into the proposed OCP Text Amendment by-law for the subject site:
 - 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 at the Pre-servicing Approval stage prior to the approval of the TUP; 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 fulfil the requirements of the Pre-servicing Approval (see Appendix VI). In summary, the applicant must:
 - Submit a sealed approved site plan to the satisfaction of City staff;
 - Landscape the site as per the staff-approved landscaping plan;
 - Satisfy Engineering requirements with respect to servicing, access and construction; and
 - Provide adequate washroom facilities.
 - If the applicant fails to complete all requirements within 5 months of Council's approval to proceed, 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.

AUTHORIZED AND IN-STREAM TRUCK PARKING FACILITIES IN THE VICINITY

- There are two authorized truck parking facilities in the South Westminster and Bridgeview areas (Appendix VI). One (Tiger Truck Park) is located at 13522 – 116 Avenue and accommodates approximately 25 oversized trucks. A second (600575 BC Ltd.) is located at 10607 Span Road and accommodates approximately 95 oversized trucks.
- There are six in-stream TUP applications in the Bridgeview and South Westminster areas for temporary truck parking facilities, including one on the site immediately to the north (application no. 7909-0138-00 at Third Reading) and the subject application (see Appendix III).

PRE-NOTIFICATION

In accordance with Council policy, the applicant was requested to erect a development proposal sign, and pre-notification letters were sent to the property owners within 100 metres of the subject property. To date, staff have not received any correspondence or telephone calls regarding the proposal.

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, Action Summary
Appendix II.	Proposed Site Plan
Appendix III.	Engineering Comments
Appendix IV.	Truck Parking Facilities Map
Appendix V.	OCP Text Amendment By-law
Appendix VI.	Temporary Industrial Use Permit No. 7910-0074-00
Appendix VII.	Pre-Servicing Approval Requirements

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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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: H.Y. Engineering Ltd. c/o Lorie Richards
 Address: #200 – 9128 – 152 Street
 Surrey, BC
 Tel: 604-583-1616

2. Properties involved in the Application

- (a) Civic Address: 10692 Scott Road
- (b) Civic Address: 10692 Scott Road
Owner: Mander Holdings Ltd., Inc. No. 870467
PAD: 008-968-471
Lot 3, Except: Part on SEW Plan LMP20327 Section 19 Block 5 North Range 2
West New Westminster District Plan 3987

3. Summary of Actions for City Clerk's Office

- (a) Introduce OCP Text Amendment By-law and set date for Public Hearing.
- (b) Proceed to Public Notification for Temporary Industrial Use Permit No. 7910-0074-00.