

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0372-00

Planning Report Date: July 25, 2022

PROPOSAL:

- **Temporary Use Permit**

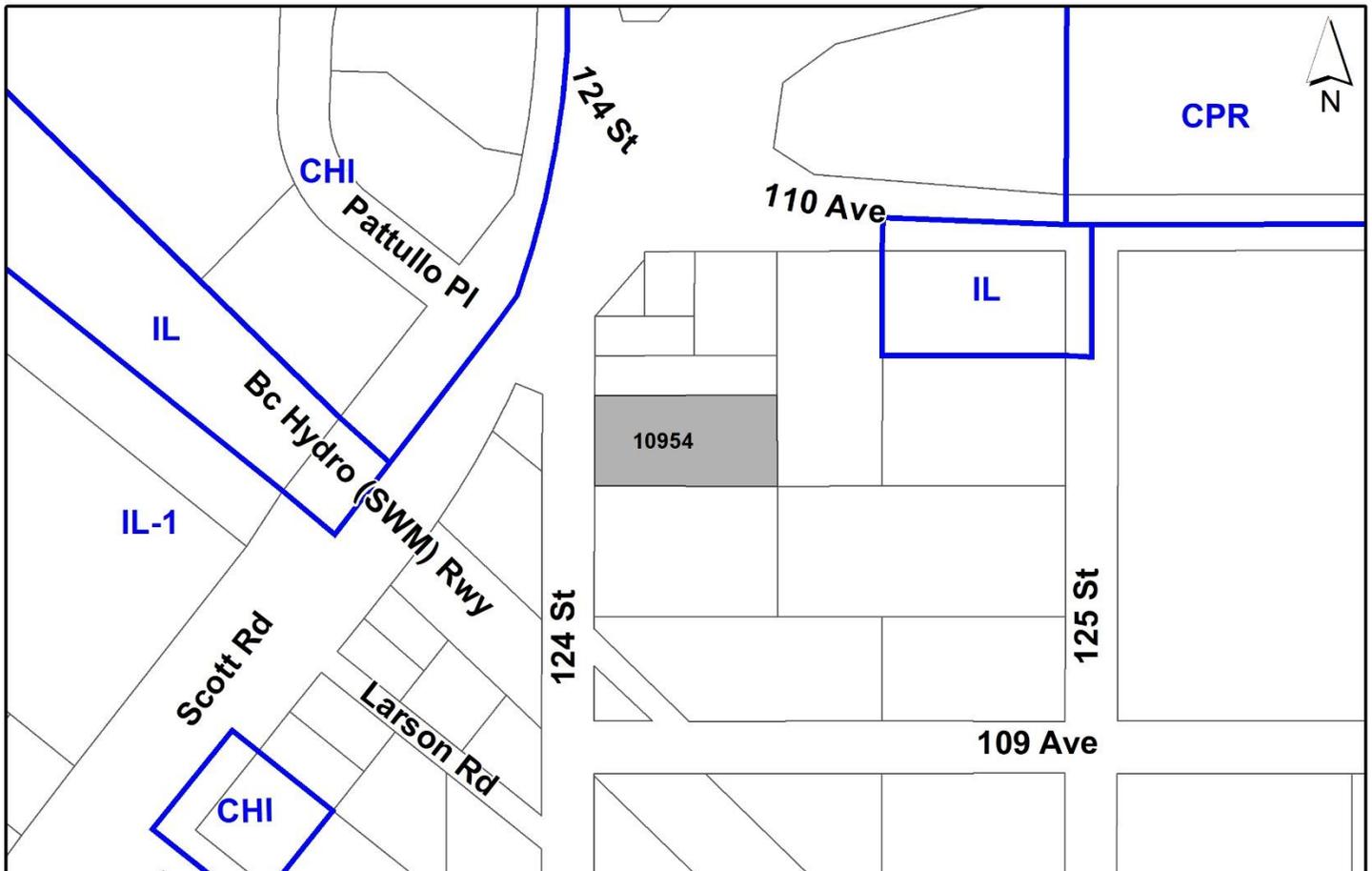
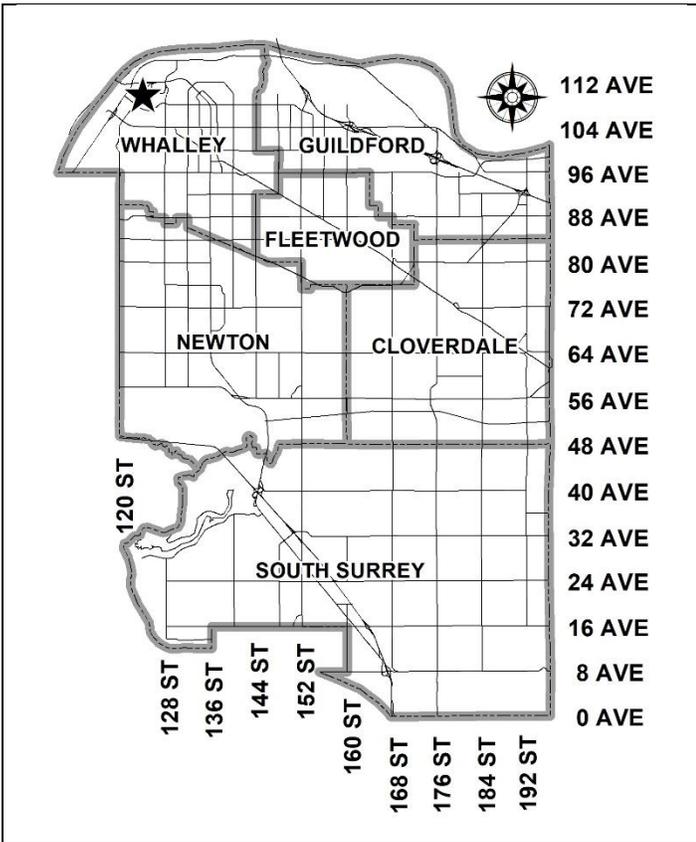
to permit the operation of a truck parking facility on the lot for a period not to exceed three years.

LOCATION: 10954 - 124 Street

ZONING: IL-1

OCF DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial
(South Westminster)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The “Light Impact Industrial 1 Zone (IL-1)” does not permit truck parking facilities.
- The proposed truck parking facility is contrary to the Highway Commercial designation in the South Westminster NCP.

RATIONALE OF RECOMMENDATION

- The proposed temporary truck parking facility will allow for the interim use of the land until it is redeveloped in accordance with the South Westminster NCP and provides the applicant time to find a viable long-term site for the truck parking business operation.
- The proposal will assist in providing much-needed authorized truck parking spaces in the City.
- The site is in close proximity to major truck routes including Scott Road, King George Boulevard and Highway 17 (South Fraser Perimeter Road).
- The proposed temporary use permit (TUP) does not include truck repair, maintenance, or washing on site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7918-0372-00 (Appendix V) to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) the applicant delineate and number the truck parking spaces, and the two passenger vehicle parking spaces, on the subject lot, to the satisfaction of the General Manager, Engineering.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Unauthorized truck parking facility	Mixed Employment /Highway Commercial	IL-1
North:	Unauthorized truck parking facility	Mixed Employment /Highway Commercial	IL-1
East:	Unauthorized truck parking facility	Mixed Employment / Highway Commercial	IL-1
South:	Unauthorized truck parking facility	Mixed Employment / Highway Commercial	IL-1
West (Across 124 Street):	Unauthorized truck parking facility	Mixed Employment / Future Road and Highway Commercial	IL-1

Context & Background

- The subject property is located at 10954 124 Street in Whalley. It is 2,451 square metres in area and is zoned “Light Impact Industrial 1 Zone (IL-1)”. It is designated “Mixed Employment” in the Official Community Plan (OCP) and “Highway Commercial” in the South Westminster Neighbourhood Concept Plan (NCP).
- The property is currently used as an unauthorized truck parking facility for trucks and trailers that exceed 5,000 kilograms G.V.W. Truck parking is not a permitted use in the IL-1 Zone. The current owner bought the property in 2017 and has since operated a truck parking facility on the subject site. The properties north, south, east and west of the subject site are all zoned IL-1 and are also used for unauthorized truck parking facilities.

- The subject site is surfaced with gravel and has eight truck parking spaces that are 16.15 metres long by 4.27 metres wide. The eight truck parking spaces are currently not numbered or delineated. A chain link fence along all lot lines secures the site. Access to the subject site is from 124 Street.
- An 87 square metre existing building with an office, a 2-piece washroom and storage for tools, tire chains, belts etc. is on the site. Appendix I shows the existing building and truck turning radius as well as the eight proposed truck parking spaces and two passenger vehicle parking spaces on the subject lot.
- Per the Zoning Bylaw No. 12000 requirements, landscape screening has been installed at the frontage of the property abutting 124 Street. Several maple trees and low-growing plants are now at free-to-grow stage and thriving.
- The site is in close proximity to major truck routes on Scott Road, King George Boulevard, and the South Fraser Perimeter Road (Hwy 17).
- The subject property currently does not have any Bylaw Enforcement citations.

DEVELOPMENT PROPOSAL

Planning Considerations

Surrey Truck Parking Strategy

- For many years, the City has had a short supply of authorized truck parking facilities. Steps have been taken through the Surrey Truck Parking Strategy which have helped alleviate the shortfall. However, the shortage of authorized truck parking facilities in Surrey remains an ongoing concern.
- One of the initiatives under the Surrey Truck Parking Strategy is to reduce the costs of development for truck parking facilities. Part 4 General Provisions of Zoning Bylaw No. 12000 has now been amended to exempt truck parking facilities from the minimum building requirement. Truck parking facilities on industrial zoned lots are no longer required to have a minimum 100 square metre building area with washroom facilities as long as the owner obtains a truck parking facility permit from the City.
- Another cost reduction initiative is the exclusion of truck parking facilities from surfacing requirements. Part 5 Off-Street Parking and Loading/Unloading was amended to exempt truck parking facilities to be surfaced with an asphalt, concrete, or similar pavement. Maintenance of motor vehicles parked or stored at the truck parking facility (*automotive service uses*), including engine tune-ups, lubrication, repairs and car washing, and any automobile painting and body work are still required to take place on areas that are surfaced with an asphalt, concrete, or similar pavement. None of these uses are proposed as part of this TUP application.

Scott Road Corridor and South Westminster NCP Update

- On April 11, 2022, Council received Corporate Report R071 and authorized staff to undertake an update to the South Westminster NCP and initiate a planning review along the Scott Road Corridor plan. This work will form the basis for the development of transit supportive secondary land use plans along the planned R6 RapidBus Corridor (Appendix III) from Scott Road SkyTrain Station to south of 72 Avenue. The subject site is one minute's walk to Scott Road. With the planned R6 RapidBus Corridor, the land use designation of the subject site could potentially change.
- With the potential change in land use designation of the subject property after the South Westminster NCP update, it is reasonable for the City to entertain a temporary use until such time as the planning work is completed and subsequent redevelopment proposed.
- The proposed TUP will permit truck parking on this IL-1 Zoned site on a temporary basis and help alleviate much-needed authorized truck parking spaces in the City.
- The applicant is seeking to address the unauthorized use of the property with this TUP application until he finds a more viable long term location for the business. The applicant acknowledges that the TUP application is a temporary solution.
- Given the subject site's location and proximity to major truck routes such as Scott Road and the South Fraser Perimeter Road (Hwy 17), staff supports this TUP application.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Growth Strategy of Metro Vancouver. General Urban areas are intended for residential neighbourhoods and centres, and are shopping, services, institutions, recreational facilities, and parks.
- The planned update to the South Westminster NCP will ensure alignment with the Regional Growth Strategy designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Mixed Employment" in the Official Community Plan. Mixed Employment areas are intended to support industrial, commercial, business and office uses that are not suited for locations within the Town Centres or commercial centres.

- The proposed TUP complies with the OCP land use designation for the site.

Themes/Policies

- E1.3 Identify lands that may be suitable for future employment uses and that are located in areas that provide suitable access to major transportation corridors. Consider employment land needs in the preparation of all secondary plans.

(The subject site is in close proximity to major truck routes such as Scott Road, King George Boulevard, and the South Fraser Perimeter Road (Hwy 17). The proposed TUP complies with the "Mixed Employment" OCP designation; however, it does not comply with the "Highway Commercial" designation in the South Westminster NCP.)

Secondary Plans

Land Use Designation

- The subject site is currently designated "Highway Commercial" in the South Westminster NCP. "Highway Commercial" is intended for areas along highway corridors.
- The proposed TUP does not comply with the "Highway Commercial" designation in the South Westminster NCP.
- On April 11, 2022, Council received Corporate Report R071 and authorized staff to undertake an update to the South Westminster NCP. This work will form the basis for the development of transit supportive secondary land use plans along the planned R6 RapidBus Corridor (Appendix III) from Scott Road SkyTrain Station to south of 72 Avenue. The subject site is one minute's walk to Scott Road. With the planned R6 RapidBus Corridor, the land use designation of the subject site could potentially change.
- With the potential change in land use designation of the subject property after the South Westminster NCP update, it is reasonable for the City to entertain a temporary use until such time as the planning work is completed and subsequent redevelopment is proposed.

Zoning By-law

- Part 4 General Provisions B.8.(b) excludes truck parking facilities from the minimum building area requirement of 100 sq. m on industrial-zoned lots provided the owner obtains a truck parking facility permit from the City.
- Part 5 Off-Street Parking and Loading/Unloading Section A.4.(b.) iv. exempts truck parking facilities to be surfaced with an asphalt, concrete, or similar pavement. Maintenance of motor vehicles parked or stored at the truck parking facility, including engine tune-ups, lubrication, repairs and car washing, and any automobile painting and body work, can only take place on areas that are surfaced with an asphalt, concrete, or similar pavement. None of these uses are proposed as part of this TUP application.

- Part 5 Off-Street Parking and Loading/Unloading Section A.4.(d) requires that truck parking facilities must delineate and number the parking spaces. The eight proposed truck parking spaces including the two proposed passenger vehicle spaces are not numbered and delineated, therefore, this will be required as a condition of final approval of the subject TUP.
- The subject property is zoned IL-1 which does not permit Transportation Industry use (truck parking facilities).
- Under Section II (c). Implementation Instruments of Temporary Use Permits (TUP) in the Official Community Plan, TUPs allow a use on a specified property that is not permitted by a zoning bylaw for a period not exceeding three years.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 27, 2022, and the Development Proposal Signs were installed on May 5, 2022. Staff received one response from a neighbouring property owner in support of the truck parking facility.
- The subject development was reviewed by the Whalley Community Advisory Association. The Whalley Community Advisory Association did not provide any comments.

TREES

- Woodridge Tree Consulting Arborists Ltd. prepared a Landscape Plan with a plant list for the subject property (Appendix II).
- Landscape screening has been installed at the frontage of the property abutting 124 Street per Zoning Bylaw 12000 requirements. Several maple trees and low-growing plants are now at free-to-grow stage and thriving.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | Site Plan |
| Appendix II. | Landscape Plan |
| Appendix III. | R6 Scott Road RapidBus |
| Appendix IV. | Engineering Summary |
| Appendix V. | Temporary Industrial Use Permit No. 7918-0372-00 |
| Appendix VI. | South Westminster NCP Plan |
| Appendix VII. | Aerial Photos |

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

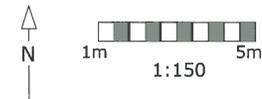
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Landscape Plan for
10954 124 Street
Surrey, BC
File No. 7918-0372-00

Date: November 8, 2018

Legend

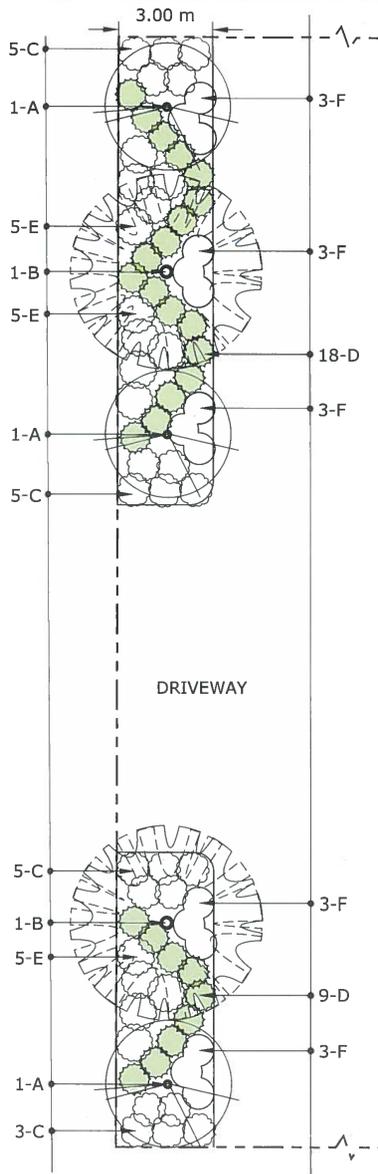


Plans checked by *Eddy [Signature]*
Planning & Development, City of Surrey

Date Nov. 13, 2018

Acceptable Not Acceptable

124th STREET



Plant List					
Tag	QTY	Latin Name	Common Name	Size	Notes
A	3	<i>Acer rubrum</i> 'Bowhall'	Bowhall red maple	3.0m	or other columnar red maple
B	2	<i>Styrax japonicus</i>	Japanese snowbell	3.0m	-
C	20	<i>Prunus laurocerasus</i> 'Zabeliana'	Zabel laurel	#2	No substitutions
D	27	<i>Berberis thunbergii</i> 'Cherry Bomb'	Cherry Bomb barberry	#1	Or similar
E	15	<i>Spiraea japonica</i> 'Goldflame'	Goldflame spiraea	#2	Or similar
F	15	<i>Rosa spp.</i>	Pink carpet rose	#2	-

Materials List				
Item	Area	Depth	Yards	Notes
Garden soil	780 sq ft	12"-18"	30-40	Use weed free garden soil with compost or manure mixed in
Bark mulch	780 sq ft	2"	4	Optional, but highly recommended to help plants establish and reduce maintenance

Notes

All fill/gravel to be removed from area to be planted to a depth of 12-18" and replaced with good quality garden soil

Plant selection, installation and maintenance to meet or exceed BCLNA/BCLSA Landscape Standards

Materials for 10954 124 Street

Woodridge Tree Consulting Arborists Ltd.

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A	3	Acer rubrum 'Bowhall'	Bowhall red maple	3.0m	or other columnar red maple
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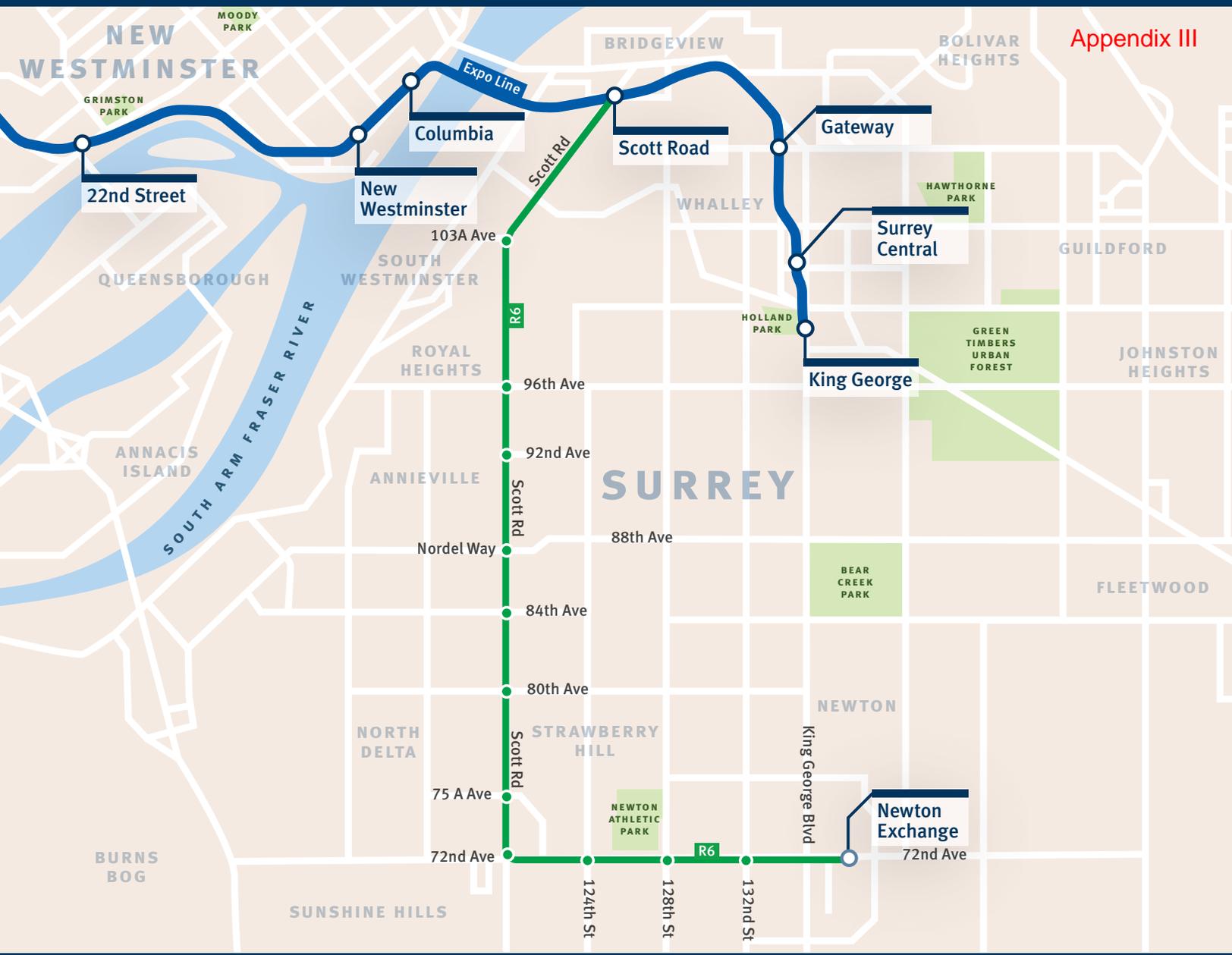
Plans checked by 
 Planning & Development, City of Surrey

Date Nov 13, 2018

Acceptable Not Acceptable

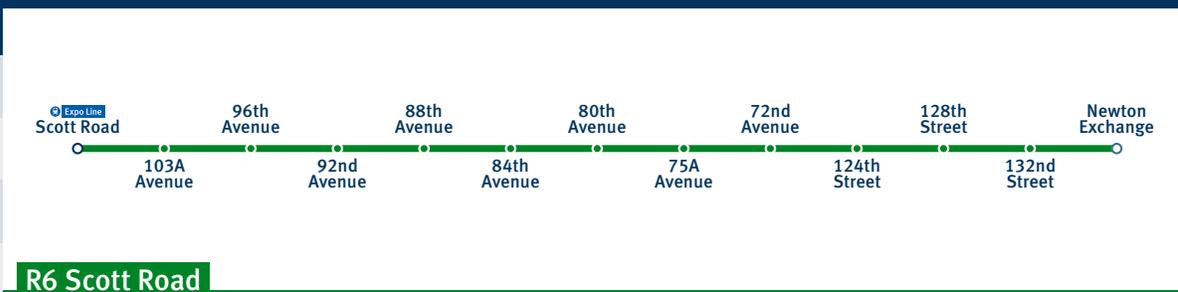
Planned Route for R6 Scott Road RapidBus

Appendix III



Legend

- R6 R6 RapidBus Route
- R6 RapidBus Stop
- SkyTrain Station
- Bus Exchange



TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **July 18, 2022** PROJECT FILE: **7818-0372-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 10954 124 St**

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of issuance of the Temporary Use Permit:

- Complete a geotechnical assessment to confirm that the pavement structure and condition of 124 Street to Scott Road meet City standards.
- Confirm by a topographic survey plan that 124 Street to Scott Road has a minimum pavement width of 8.0-metres. Pavement widening will be required if the existing width does not meet the minimum standard.
- Provide on-lot stormwater mitigation and water quality treatment. Register a restrictive covenant on title for the installation and maintenance of the on-lot stormwater mitigation and water quality treatment features. The site is located in the South Westminster Integrated Stormwater Management Plan and the South Westminster Neighbourhood Concept Plan (NCP). The lot is prone to flooding during high tide or heavy rainfall. Any future building must be constructed to the provincial flood construction level.

Upon future development, the site must be serviced in accordance with the South Westminster NCP. Subject to assessments above, a Servicing Agreement may be required prior Temporary Use Permit issuance.



Jeff Pang, P.Eng.
Development Services Manager

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7918-0372-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-304-436

Lot "A" (R88220) Section 17 Block 5 North Range 2 West New Westminster District Plan 24127

10954 - 124 Street

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be to permit the operation of a truck parking facility on the lot for a period not to exceed three years. Any maintenance of motor vehicles parked or stored at the truck parking facility, including engine tune-ups, lubrication, repairs and car washing, and any automobile painting and body work, can only take place on areas that are surfaced with an asphalt, concrete or similar pavement.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the buildings, access and parking as shown on Schedule A which is attached hereto and forms part of this permit.

- (b) The landscaping shall conform to drawings shown on Schedule B (the "Landscaping") which is attached hereto and forms part of this permit.

- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

- 7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

- 8. This temporary use permit is not transferable.

- 9. This temporary use permit shall lapse on or before three years from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

I, _____ (Name of Owner)

being the owner of _____
(Legal Description)

known as _____
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) delineate and number the truck parking spaces on the subject lot pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

(Owner)

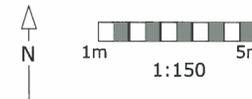
(Witness)



Landscape Plan for
10954 124 Street
Surrey, BC
File No. 7918-0372-00

Date: November 8, 2018

Legend

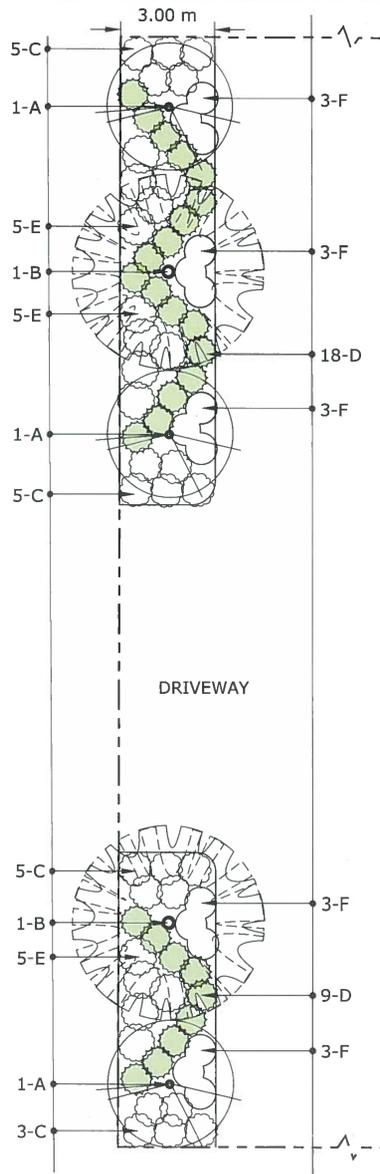


Plans checked by *Eddy [Signature]*
Planning & Development, City of Surrey

Date Nov. 13, 2018

Acceptable Not Acceptable

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Materials List				
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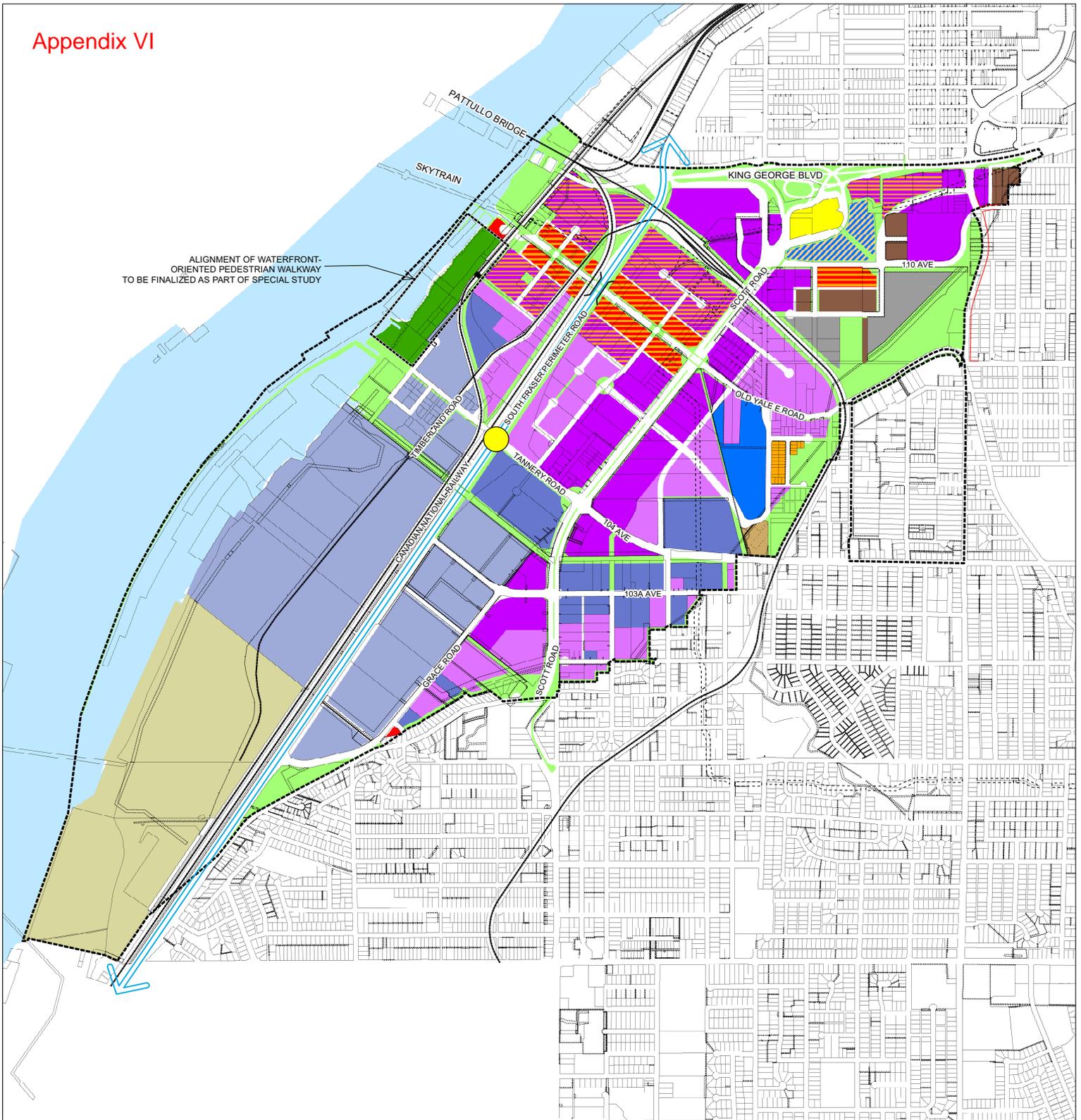
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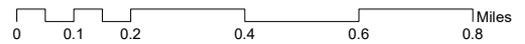
ALIGNMENT OF WATERFRONT-ORIENTED PEDESTRIAN WALKWAY TO BE FINALIZED AS PART OF SPECIAL STUDY



SOUTH WESTMINSTER PLAN

CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

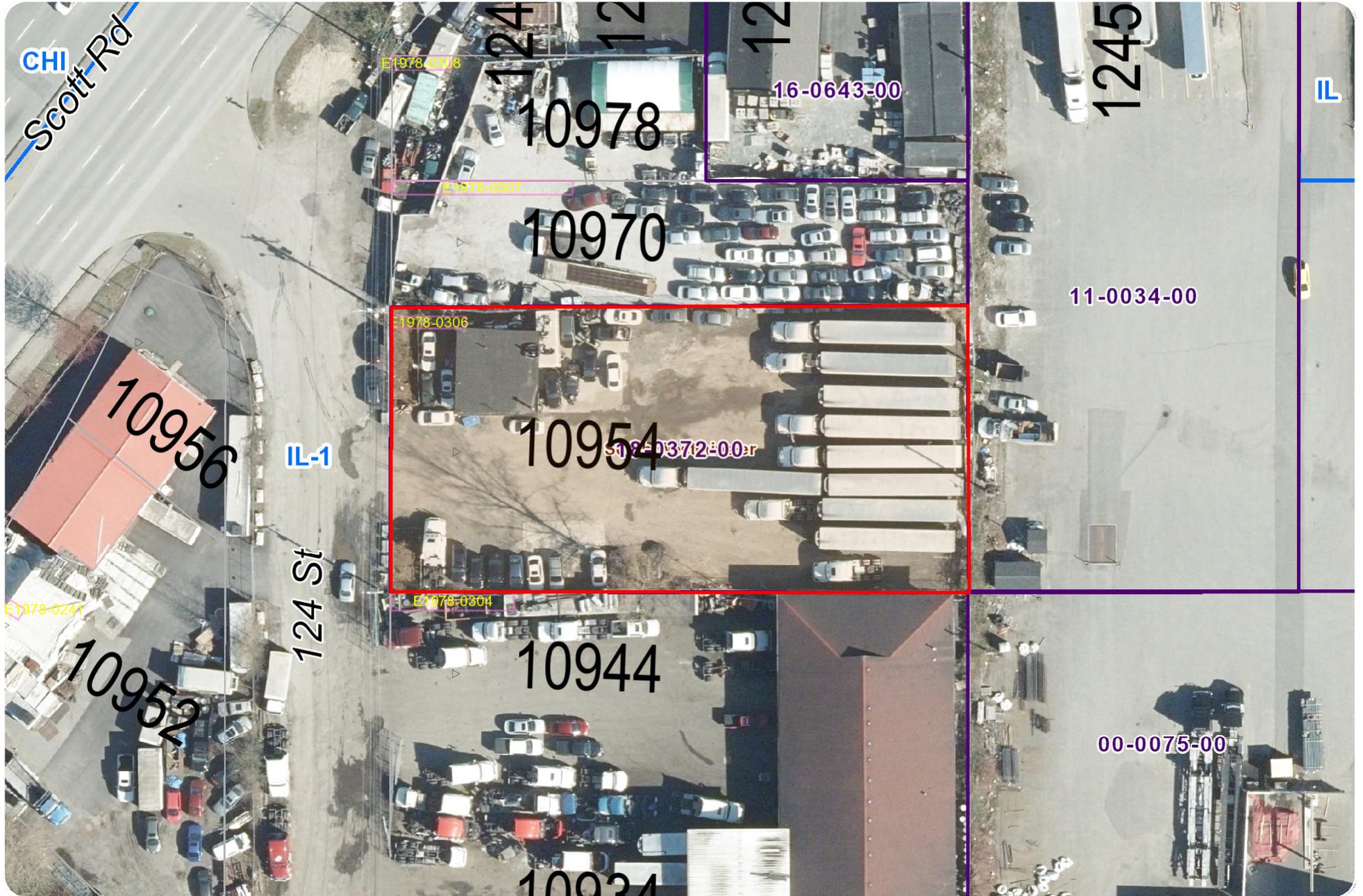
APPROVED BY COUNCIL RESOLUTION R03 - 3189 8 December 2003, Map Revised 1 April 2022



Legend

- SkyTrain
- Overpass
- Waterfront Oriented Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

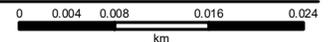
- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial
- Retail Residential
- Special Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Parks and Open Spaces
- Waterfront Strip
- Overpass



Enter Map Description

Scale: 1:635

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2022-07-19