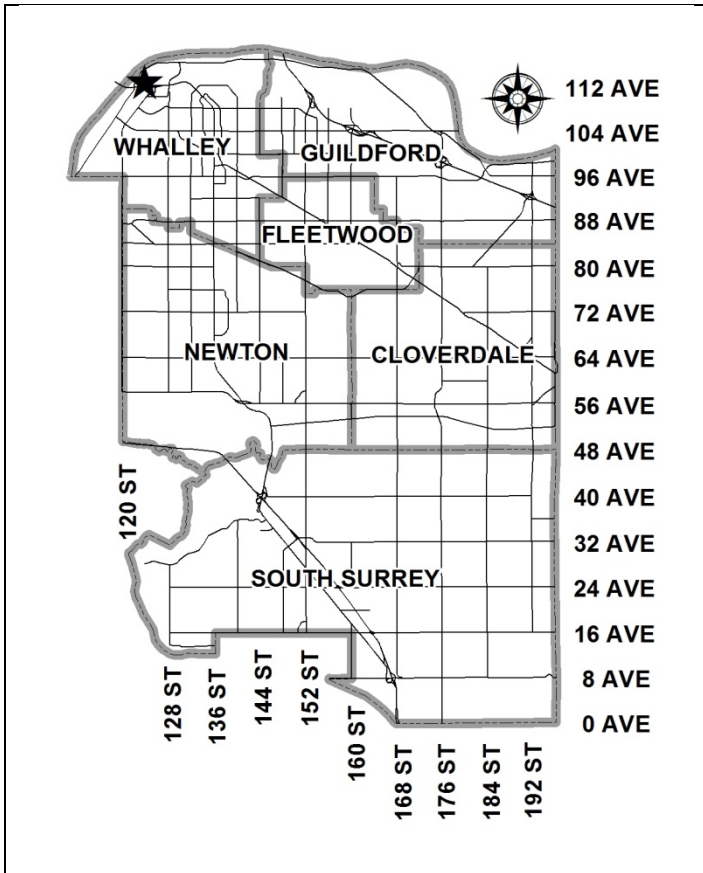


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0021-00

Planning Report Date: June 17, 2013

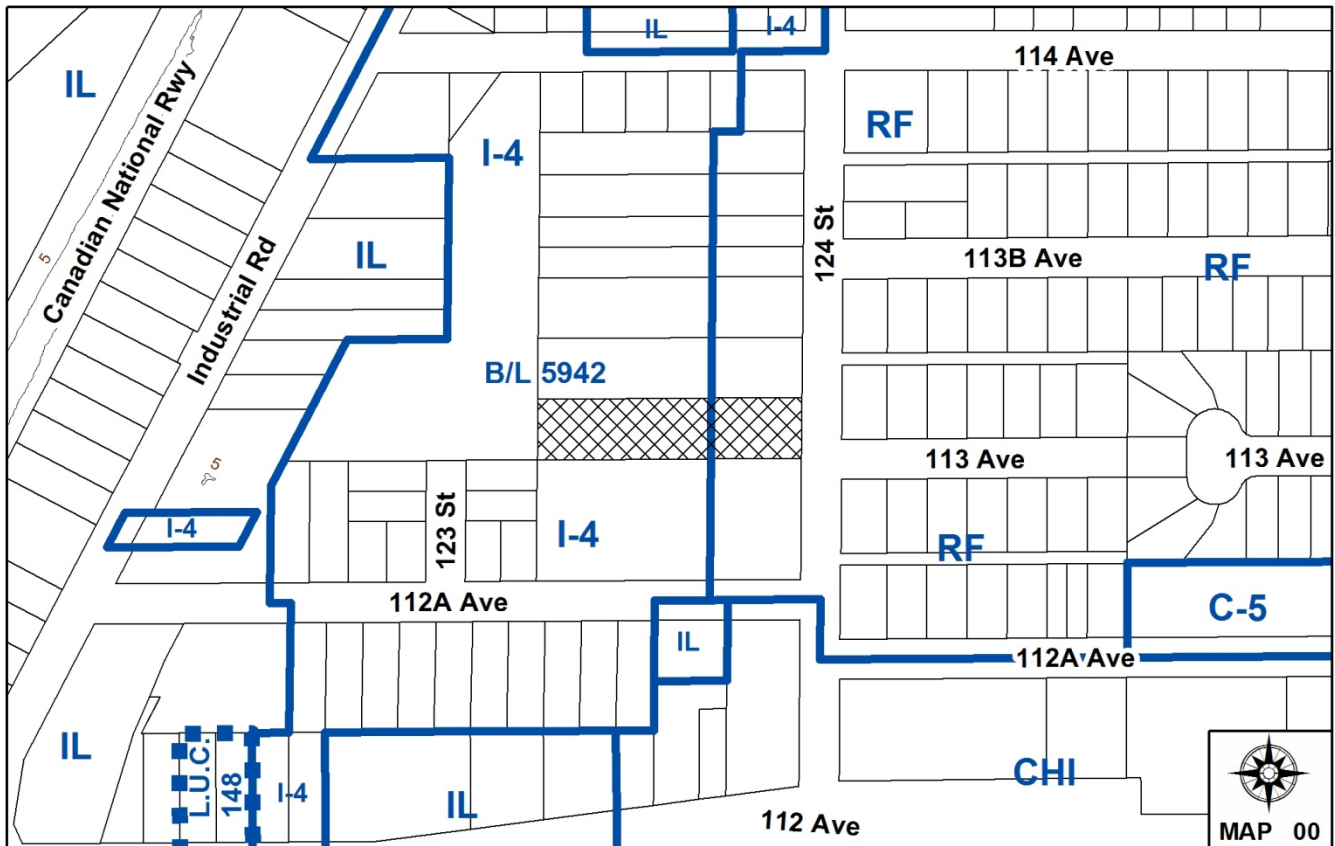


**PROPOSAL:**

- OCP Text Amendment
- Temporary Industrial Use Permit

in order to declare the site a Temporary Industrial Use Permit Area and to allow a truck parking facility and container storage for a period not to exceed three years.

**LOCATION:** 11305 - 124 Street  
**OWNER:** Hardial S Nagra  
**ZONING:** RF and I-4 (By-law 5942)  
**OCP DESIGNATION:** Industrial and Urban



### RECOMMENDATION SUMMARY

- Denial

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Does not comply with OCP designation of Urban on the front (eastern) portion.
- The subject property is relatively narrow and manoeuvrability of trucks on the site will be problematic.
- Bridgeview area residents have expressed a number of concerns that have arisen from the truck parking operation on the adjoining lot to the west. There are concerns that these problems will be exacerbated with the subject application.
- Access to the South Fraser Perimeter Road from 124 Street is currently closed but is estimated to be reopened in December 2013, which should alleviate some of the truck traffic concerns expressed by the residents. However, trucks from the subject site will still be required to travel along 124 Street, through a residential area, in order to gain access to South Fraser Perimeter Road.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

However, if Council determines that there is some merit in allowing this application to proceed, the application should be referred back to Planning staff to complete the referral process and to prepare conditions of approval in an Additional Planning Report to be prepared and forwarded to Council for consideration. The Official Community Plan (OCP) amendment required to declare the site a Temporary Use Permit Area will require a public notification process, including a Public Hearing.

REFERRALS

Engineering: Should the application be approved to proceed, Engineering will be requested to provide comments with respect to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Primarily vacant lot with unauthorized storage use of approximately three containers.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Unauthorized outside storage on 1-acre lot.	Industrial and Urban	I-4 (By-law No. 5942) and RF
East (Across 124 Street):	Single family dwellings.	Urban	RF
South:	Vacant 2-acre lot.	Industrial and Urban	I-4 (By-law No. 5942) and RF
West:	Temporary Industrial Use Permit Application No. 7908-0212-00 (at Third Reading) to allow truck parking.	Industrial and Urban	I-4 (By-law No. 5942)
South-West:	Non-conforming single family dwellings.	Industrial	I-4 (By-law No. 5942)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 11305 - 124 Street and has a site area of 0.4 hectare (1 acre). The subject property is split designated in both the Official Community Plan (OCP) and

Bridgeview Local Area Plan with the western portion designated Industrial and the eastern portion designated Urban.

- The western portion of the site is zoned "Special Industry Zone (I-4)" (By-law No. 5942) and the eastern portion is zoned "Single Family Residential Zone (RF)".
- The I-4 Zone (Zoning By-law No. 5942) permits only certain high-tech industrial uses and the regulations are quite stringent. A number of properties in the Bridgeview area were rezoned to the I-4 Zone in 1976, under a Council-initiative, for the purpose of ensuring these properties were developed comprehensively for industrial purposes. Truck parking is not a permitted use in the I-4 Zone.
- The applicant had a pre-application inquiry with Planning staff with respect to establishing container storage on the subject site. The applicant was advised that Planning staff were concerned with the proposal due to the visual aesthetics and the manoeuvring of the containers on and off the site. The applicant proceeded to submit the current application for temporary truck parking and container storage.

#### Current Proposal

- Initially, the applicant proposed to establish a temporary truck parking facility on the subject site that consisted of parking spaces for 17, over-sized trucks, located on both the west (Industrial-designated) and east (Urban-designated) portions of the subject lot. As part of the facility, the applicant also proposed to locate three shipping containers, to be used for storage, and a trailer, to be used as an office for a security guard, along the 124 Street (east) frontage of the subject site.
- However, the applicant has recently amended the proposal by reducing the number of proposed truck parking spaces from 17 to 12 (as shown on the proposed site plan attached as Appendix II). This reduction was accomplished by concentrating the parking on the western (Industrial-designated) portion of the site and by removing five parking spaces from the eastern (Urban-designated) portion of the site. The proposed driveway along the southern property line, portions of 2 truck parking spaces and the location of the three shipping containers, are within the Urban-designated eastern portion of the subject site.
- The applicant intends to operate the truck parking facility for three years, which is the maximum number of years for which a Temporary Use Permit (TUP) can be issued. However, at the end of this three-year period, the applicant has an option of submitting a new application requesting a new TUP to permit the truck park to operate for an additional three year period.
- The proposed truck parking spaces are intended to be leased to independent truck operators, and the proposed shipping containers are intended for storage of equipment.
- Access to the site is proposed from 124 Street, which, is currently being used as an interim truck route between 112 and 114 Avenues. Due to the closure of 124 Street at the South Fraser Perimeter Road, trucks from the area are currently required to use 124 Street and 112 Avenue, and to pass under the Pattullo Bridge to access a controlled intersection at Scott Road (Appendix IV).

- On October 31, 2008, Council considered Corporate Report No. R215, which provided an update to the status of the actions to address truck parking in the City. Contained within the Report, Council endorsed the following with respect to the on-site requirements for truck parking:
  - 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; and
  - Require that adequate washroom facilities be provided on site.
- The drawings showing the proposed layout of the site provided by the applicant satisfy the requirements specified by Council. Truck turning movements are shown on these plans, indicating that trucks 24 metres (79 ft.) long can manoeuvre on the site (Appendix II).
- However, staff have concerns that, with 17 truck parking spaces proposed for the property, the access to the eastern five spaces would have to be restricted and could have required drivers to back trucks into the site from 124 Street, thereby blocking traffic on 124 Street and disrupting the residential neighbourhood.
- With the elimination of the five eastern spaces and the reduction in the number of parking spaces from 17 to 12, the concern is reduced.
- There are currently 2 temporary use permit (TUP) applications for active truck parking facilities, and 5 licensed truck parking facilities in the vicinity of the subject site as shown on Appendix V. The 2 sites currently under application are as follows:
  - Application No. 7908-0212-00 at 12310 – 114 Avenue. The associated OCP Amendment By-law received Third Reading on December 14, 2009 and the applicant has recently been reminded to finalize the pre-servicing requirements or Council may be requested to close the file.
  - Application No. 7909-0087-00 at 12674 King George Boulevard. The associated OCP Amendment By-law received Third Reading on March 22, 2010 and staff are currently working to close the file as the applicant has not completed the conditions of approval.

### PRE-NOTIFICATION AND PUBLIC INPUT

- Pre-notification letters were sent on February 13, 2013 and a Development Sign was installed on March 7, 2013. Staff received 7 phone calls, one petition with 41 names, and 8 e-mails all against the proposal, expressing the following concerns:

- Trees have been removed from the site.

*(Staff have found no evidence that trees have been recently removed.)*

- 124 Street should not be a truck route as the road is not up to existing truck route standards. Vibration from heavy trucks is damaging neighbourhood homes.

*(124 Street is currently terminated at the South Fraser Perimeter Road to the north, and all trucks are directed to travel south on 124 Street to access 112 Avenue as shown on Appendix IV. In December 2013, this portion of the South Fraser Perimeter Road and the intersection with 124 Street will open which should alleviate some of the concerns about trucks passing the homes on 124 Street. However, the subject site is 175 metres (574 ft.) to the south of the industrial area at 114 Avenue and trucks from this site would impact some homes.*

*The soils in Bridgeview are comprised of peat. Many of the homes were constructed without pre-loading the site prior to constructing the dwellings. As a result of the soft soils, the heavy weight of the trucks causes vibrations which impact the homes.)*

- Truckers are ignoring routing signage and are using the local residential streets to avoid the circuitous interim truck route.

*(There have been continued complaints about trucks travelling the residential roads to access Bridgeview Drive, despite the signage stating trucks are prohibited. There has been damage to the boulevards caused by trucks turning the corners onto narrow roads. There are a number of complaints about the trucks running stop signs and travelling at excessive speed through the residential neighbourhood. Reportedly, there have been confrontations between some residents and some truck drivers.)*

- The subject property is zoned and designated residential.

*(The property is split-zoned and split-designated in the OCP, with residential zoning (RF) and the Urban designation fronting 124 Street and industrial zoning (I-4) and the Industrial designation on the rear (western) portion of the property.)*

- Contaminated fill has been placed on the site illegally.

*(There is no evidence that contaminated soil has been placed on the site. The fill that was placed without permit was investigated by By-law Enforcement and Licensing and no further action is anticipated at this time.)*

- The site is too narrow: trucks will need to back into the site off of 124 Street or 113 Avenue.

*(Staff share the concern about the narrowness of the site and large trucks not being able to manoeuvre on site, despite the applicant illustrating adequate on-site turning radii.)*

- The existing truck park to the west has allegedly led to many negative issues in the neighbourhood.

*(There is an existing truck parking lot operating at 1230- 114 Avenue. At the May 27, 2013 Regular Council - Public Hearing meeting, Council approved the following recommendations of the Transportation & Infrastructure Committee. "That Council direct Planning staff to inform the applicant that the non-compliance of by-laws is unacceptable and the site in question at 12310-114 Avenue must be brought into conformity within 30 days to avoid closure of the Temporary Industrial Use Permit Application, File No. 7908-0212-00. The applicant has been formally apprised.")*

- In addition to the Planning pre-notification process, on February 25, 2013 concerned residents from the Bridgeview Community Association made a presentation to the Transportation & Infrastructure Committee concerning truck traffic through their residential neighbourhood (Appendix VI).
- Staff provided an update to the Transportation & Infrastructure Committee on March 18, 2013 on the truck traffic concerns on 124 Street and 113 Avenue (Appendix VII).
- At the April 15, 2013 Transportation & Infrastructure Committee, a further update was provided by staff on Bridgeview truck traffic and the status of the two temporary use permit applications (Appendix VIII).

## PROJECT EVALUATION

### Applicant's Justification

The applicant has provided the following rationale for approving the proposed truck parking (with staff comments in italics):

- The site is currently designated Urban on the eastern 1/3 portion along 124 Street, and Industrial on the western 2/3 portion of the site, in the OCP. The site is similarly zoned RF and I-4 along the designation boundaries. The Temporary Use Permit will not compromise Surrey's long term land use plan and vision for this site.

*(The site has not developed due to inadequate servicing, specifically sanitary sewer. A new low pressure sewer system has been constructed along 124 Street which allows these properties to redevelop comprehensively.)*

- The site is surrounded by three lots to the west and north that are currently being used for truck parking.

*(There is one other lot under application for a Temporary Use Permit for truck parking in this area of Bridgeview. On properties zoned I-4, truck parking is not a permitted use, and a Temporary Industrial Use Permit is required to legitimize the use. The 2012 air photo shows*

*that a number of lots are being used for unauthorized outside storage. There are no active investigations currently being undertaken by By-law Enforcement staff about other truck parking uses in the area.)*

- There are industrial zones to the north, south and west, therefore the truck parking TUP will have minimal impact on the residential lands.

*(The I-4 Zone allows for minimal development and requires assembly and servicing in order to develop. Currently, trucks are creating an impact on the existing residential area, as they have been observed travelling along the residential roads.)*

- There are many businesses along 124 Street which have driveway access to 124 Street, and use this street to exit and return to the businesses.

*(There are 9 split-zoned RF/I-4 lots and 7 RF-zoned lots that front 124 Street between 112 and 114 Avenues, and only one home occupation business license issued on one of these properties. There are four properties (11325, 11335, 11347 and 11355 – 124 Street) that are currently being used for unauthorized outside storage.)*

- The site is located close to industrial lands, South Fraser Perimeter Road, the Surrey Fraser Docks and Pattullo Bridge which makes it ideal location for truck parking.

*(There is an identified need for truck parking in the City and this facility would assist in filling the demand. However, the trucks will create a negative impact on neighbouring residential properties.)*

### Staff Comments

The advantages and community benefits of allowing this application to proceed are summarized as follows:

- The proposed TUP for truck parking and container storage would allow for an interim use on the land until it is economically viable for the property owner to develop the property. This interim use would allow the applicant to collect revenues by leasing space for truck parking and assist in paying the taxes. Storing of containers assists the applicant by securing construction material such as fencing, used in his business.
- There is an identified need for truck parking facilities in the City and approval of this facility would assist in addressing that need.

The disadvantages and problems likely to result from the approval of this application are:

- The proposed truck parking facility fronts and takes access from an existing residential area. All truck traffic from this proposed truck parking facility will be required to use 124 Street, and proceed north once the intersection with the South Fraser Perimeter Road is opened, passing single family homes. In the interim, truck traffic from this proposed truck parking facility will proceed south on 124 Street, passing single family homes.
- The proposed TUP for truck parking offers minimal infrastructure investment. It does not provide for large employment opportunities, nor is it a catalyst for new business growth in the



vicinity, due to the negative visual and noise impact of such a use.

- The Bridgeview community expressed their concerns with respect to another truck parking facility located at 12301 – 114 Avenue (Development Applicant 7908-0212-00). Forwarding the subject application to proceed to Public Hearing will likely result in a similar response from the residents of Bridgeview.
- A 41-name petition has been received, objecting to the subject proposal.

### CONCLUSION

- In considering the pros and cons of this proposal, the Planning and Development Department believes the negative impacts of this project out-weigh its advantages, and therefore, recommends that this project be denied.
- The site is partially within a residential area and access is through this residential area. Bridgeview residents have expressed concerns with the one truck parking operation in their neighbourhood. They do not wish to have another truck parking facility exacerbating the on-going problems.
- However, if Council determines that there is some merit in allowing this application to proceed, the application should be referred back to Planning staff to complete the referral process and to prepare conditions of approval including pre-servicing requirements. An additional Planning Report will be prepared and forwarded to Council for consideration.

### 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 Summary
Appendix IV.	Map of Current Interim Truck Route in Bridgeview
Appendix V.	Map of Truck Parking Facilities in the Vicinity
Appendix VI.	Minutes of February 25, 2013 Transportation & Infrastructure Committee Meeting
Appendix VII.	Minutes of March 18, 2013 Transportation & Infrastructure Committee Meeting
Appendix VIII.	Minutes of April 15, 2013 Transportation & Infrastructure Committee Meeting

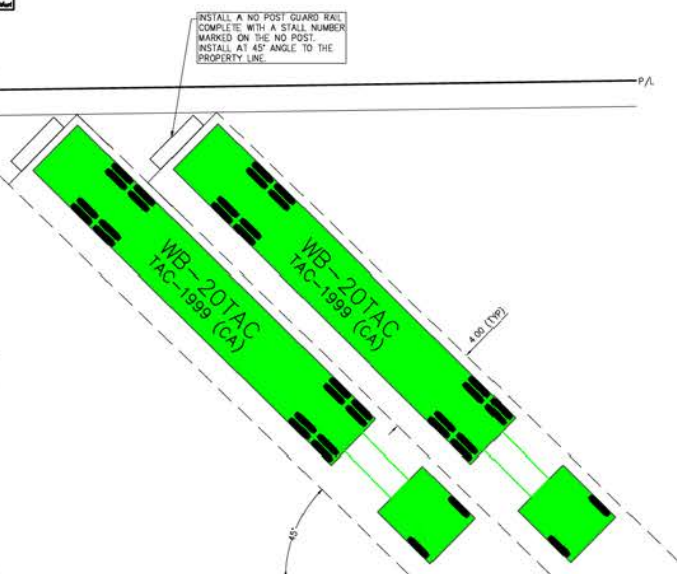
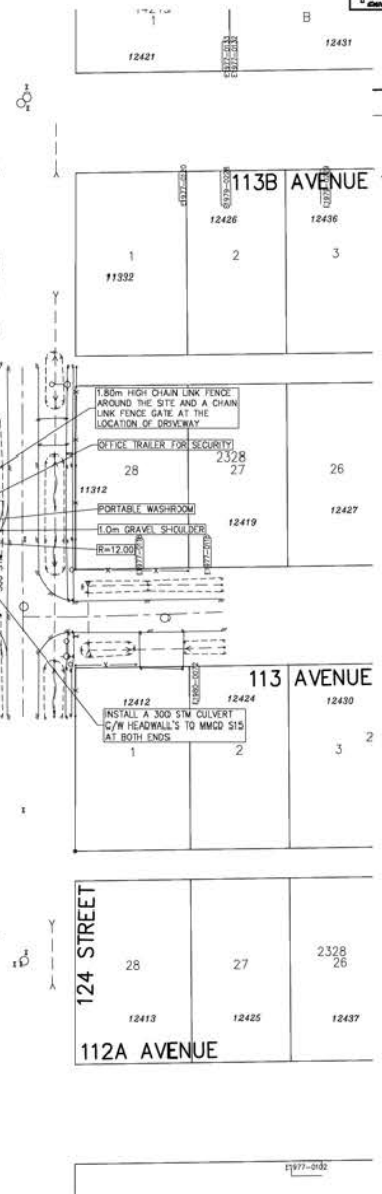
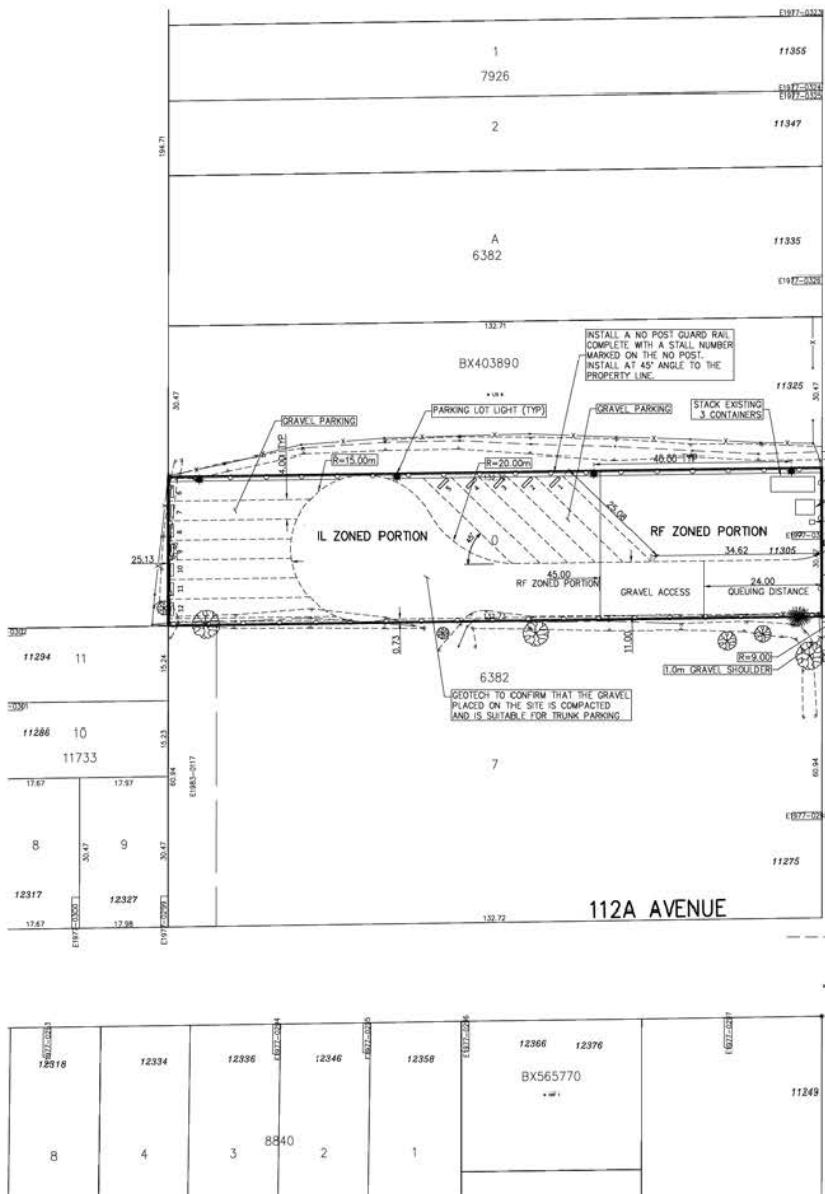
*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/LAP/da

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TYPICAL PARKING STALL DETAIL  
N.T.S.

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. ELECTRIC POWER REQUIRED TO THE OFFICE TRAILER AND LIGHTING ON THE PARKING LOT.

No.	Date	Revision	Dr.	Ch.
1	13/05/16	REDUCED TRUCK PARKING STALLS	LC	DC

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC. V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



**HARRY S. NAGRA**  
 468 - EAST 59 AVENUE, VANCOUVER, BC V5X 1Y1 PH: 604-780-9209 FAX: 604-327-0512

**TRUCK PARKING LAYOUT (TUP)**  
 SITE AT 11305 - 124 STREET, SURREY, BC

Scale: 1:1000	Mur. Proj. No.	Des. No.
Drawn: TWD/JC	Mur. Des. No.	<b>A1</b>
Designed: DC	Job No. 12-2974	Of
P.W. P.U.	Date DEC / 12	Revision 1
Approved:		destroy all prints bearing previous number



TYPICAL PARKING STALL DETAIL  
N.T.S.

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. ELECTRIC POWER REQUIRED TO THE OFFICE TRAILER AND LIGHTING ON THE PARKING LOT.

No.	Date	Revision	LC	DC
1	13/05/16	REDUCED TRUCK PARKING STALLS	LC	DC
			Dr	Ch

**CitiWest Consulting Ltd.**  
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 E-MAIL: office@citiwest.com



HARRY S. NAGRA  
 468 - EAST 29 AVENUE, VANCOUVER, BC V5X 1Y1 PH: 604-780-9209 FAX: 604-327-0512

**TRUCK TURNING TEMPLATE**  
 SITE AT 11305 - 124 STREET, SURREY, BC

Scale: 1:1000	Mur. Proj. No.	Des. No.
Drawn: TWD/JC	Mur. Des. No.	<b>A2</b>
Designed: DC	Job No. 12-2974	Of
P.W. P.U.	Date DEC / 12	Revision 1
Approved:		

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

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

DATE: **May 22, 2013** PROJECT FILE: **7813-0021-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 11305 124 Street**

**TEMPORARY USE PERMIT**

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

- demonstrate that adequate on-site turning movements are achieved with the design vehicles that are anticipated to access the site. The applicant must also verify that sufficient pavement width exists on 124 Street to allow anticipated movement (current pavement width less than 8 m);
- construct 11.0-metre driveway access;
- provide a service connection to the fronting sanitary low pressure system along 124 Street if washroom facilities are proposed;
- provide a new water service connection to the fronting main if required, existing connection is greater than 30 years old; and
- prevent contamination of the downstream drainage system by implementing storm management features such as water quality/ sediment control inlet chamber, restrictive covenant is required.

A Servicing Agreement is not required for the proposed Temporary Use Permit, however, a processing fee of \$1,260.00 (GST included) is required to administer the legal document requirements. The driveway crossing, sanitary and storm connections can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees. City crews will do the installation of the water service once payment has been made and a work order has been issued.

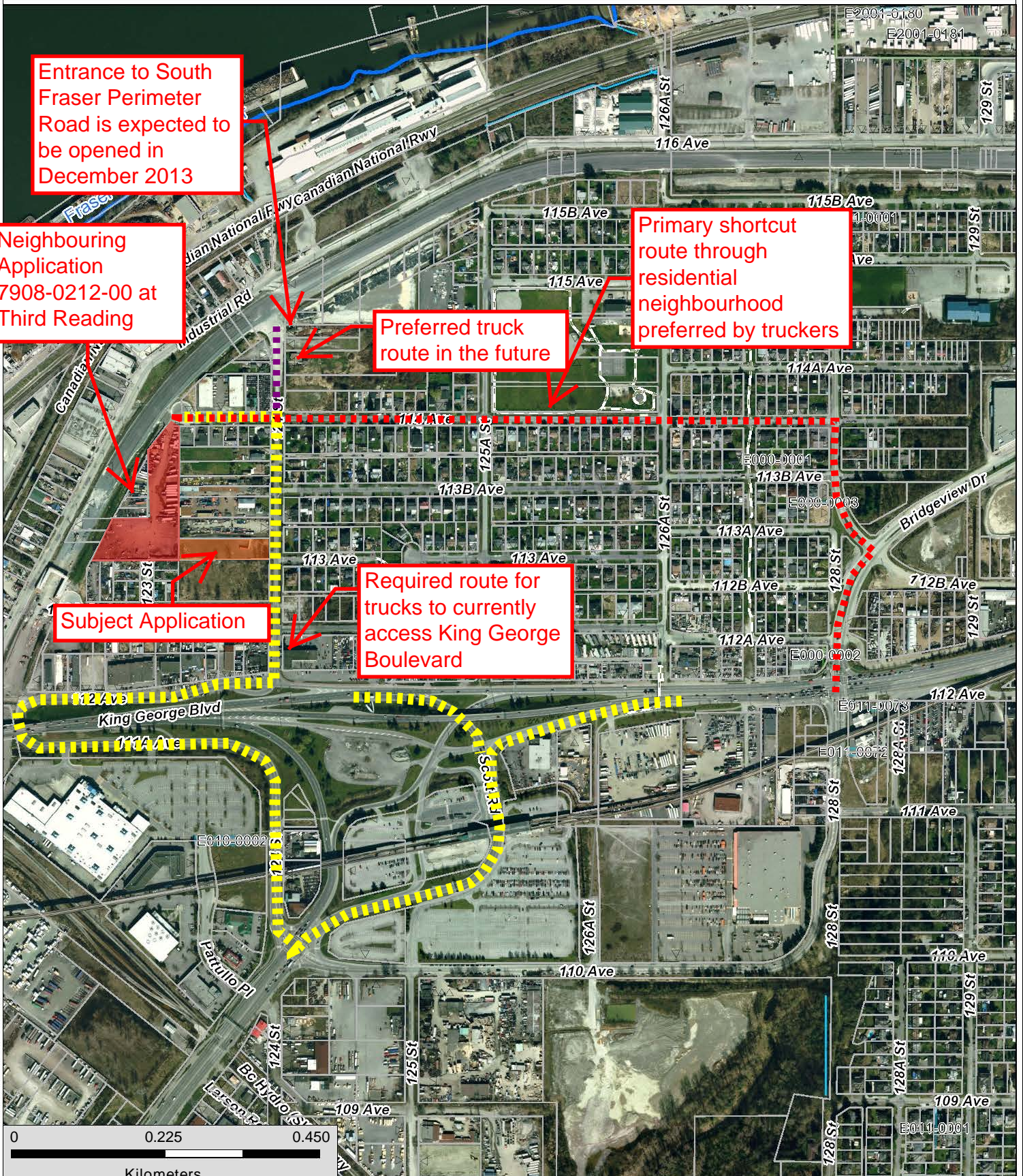


Rémi Dubé, P.Eng.  
Development Services Manager

sk



# Map of Current Interim Truck Route in Bridgeview



Entrance to South Fraser Perimeter Road is expected to be opened in December 2013

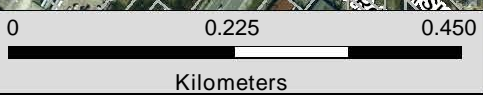
Neighbouring Application 7908-0212-00 at Third Reading

Primary shortcut route through residential neighbourhood preferred by truckers

Preferred truck route in the future

Subject Application

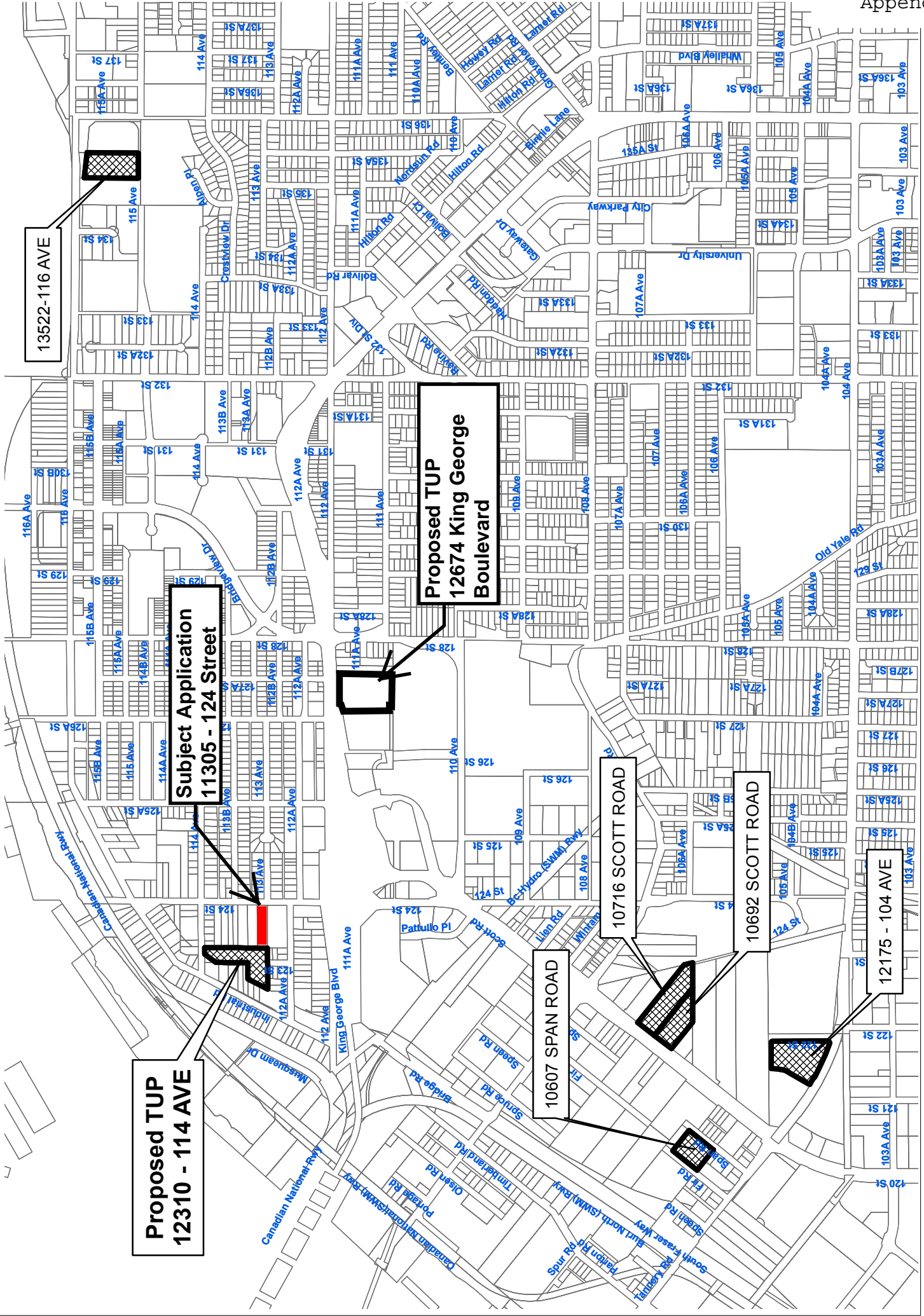
Required route for trucks to currently access King George Boulevard



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Enter Map Description

Scale: 1: 7,500  
Map created on: June-07-13



# Licensed Truck Parking Facilities



# *Transportation and Infrastructure Committee Minutes*

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, FEBRUARY 25, 2013  
Time: 2:03 pm

**Present:**

Chair - Councillor Gill  
Councillor Rasode  
Councillor Hunt  
Seniors Liaison: Councillor Steele

**Absent:****Staff Present:**

J. Boan, Transportation Manager  
V. Lalonde, Engineer Manager  
P. Bellefontaine, Transportation Planning Mgr.  
P. Lee, Rapid Transit & Strategic Projects Mgr.  
L. Luaifoa, Legislative Services

**Guests:**

Michel Touzard, Surrey CiTI  
David Walters  
Steve Burke, Surrey CiTI  
Marisa Espinosa, TransLink

**1. Joe Lemaisurier**

In attendance to provide a report on concerns re: Truck Traffic on 124 Street and 113 Avenue (Bridgeview area).

The delegation represented residents from different streets and roads in the Bridgeview area. A proposal for a truck permit at 12305 – 124 Street has been submitted to the City and the delegation requested that the City do not consider a truck park in that area. The delegation reported the following concerns:

The following comments were provided by the delegation:

- The trucks are damaging the roads and our homes and are a danger to the children in the neighbourhood. There are lots of children on 113 Avenue and there are approximately 30 trucks per hour using these roads. Trucks have to back across 124 Street and back in to the lot which is a safety concern.
- The houses shake when the trucks pass by and the noise is a disturbance when trucks use the jake brake.
- There is a truck park off of 114th Avenue and the trucks utilizing that lot have been seen by residents dumping concrete on 112A Avenue and 124 Street. The pumper operator truck works in Vancouver and then returns to Surrey and dumps the concrete in an empty lot.
- Residents have pollution and safety concerns as well as concerns about the sidewalks and conditions of 113 Avenue.



- There are currently trailers on the proposed truck permit property (11305 – 124 Street). All the trees have been taken out without permits. Only stumps remain. Several fires have also been reported on the property.
- 4-5 containers are currently being stored on the property as well as a piece of equipment.
- A person was reported digging near a water line without a permit.
- The lot that is now permitted as a truck park for 30 trucks and trailers has posted signs on the front gate which indicate there are 3 businesses operating inside the gates. One of the businesses is an auto wrecker that buys salvaged vehicles and ships overseas.
- There are people on bicycles selling scrap metal at this lot. The metal is stolen and brought to another person outside of the lot and sold to that person. That person then then sells it inside the lot.
- Since the building of the South Fraser Perimeter Road started, access to all the other streets has been cut-off. There is only one exit to Bridgeview Way. Staff noted that previous access will be re-opened within a year.
- Staff (K.Tiede) did a site visit with another staff person to assess the situation and the day of the visit, the trucks must have received warning because they were re-routed. Trucks were being de-toured off of 114<sup>th</sup> Avenue. The Department of Transportation issued 39 tickets in one day.

The Committee made the following comments:

- Surrey By-laws Department needs to ensure that everyone in that area is licensed properly.
- A referral should be made to the **Metal Fabrication Committee** to address people purchasing salvaged metal on bicycles.

Staff will prepare recommendations and provide the Committee with an update on the status of the application as it relates to the L-shaped lot.

Staff will follow-up with By-laws regarding the salvage issue and wire theft.

Staff will look at traffic enforcement being done as there is weight limits on all those roads.



# *Transportation and Infrastructure Committee Minutes*

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, MARCH 18, 2013**  
Time: 1:40 p.m.

**Present:**

Chair - Councillor Gill  
Councillor Rasode  
Councillor Hunt

**Absent:**

Seniors Liaison: Councillor Steele

**Staff Present:**

V. Lalonde, Engineer Manager  
P. Bellefontaine, Transportation Planning Mgr.  
P. Lee, Rapid Transit & Strategic Projects Mgr.  
L. Pitcairn, Planning & Development  
L. Luaifo, Legislative Services

**Guests:**

Michel Touzard, Surrey CiTI  
David Walters  
Steve Burke, Surrey CiTI

## 1. Update on Truck Traffic concerns on 124 Street and 113 Avenue

The Manager of Transportation Planning provided an update on Truck Traffic concerns on 124 Street and 113 Avenue (Bridgeview).

- There is an application in process that will be coming forward to Council for consideration soon.
- A truck route using 114 Avenue and 124 Street was endorsed by Council as part of the application. This route is currently unavailable due to the construction of the South Fraser Perimeter Road (SFPR). This section of the SFPR is planned to be opened before the end of 2013.
- As a result, an interim truck route was identified on 124 Street and 112 Avenue and 111A Avenue to Scott Road. To ensure truck drivers are in no doubt of the appropriate route to use, a comprehensive package of signing was introduced by the City. The signs are standard truck prohibition signs as well as additional plain english signs including a contact telephone number for residents to report violators. A recent staff review showed the signs are in good order.
- Staff also confirmed that staff would meet with the truck park owner and be provided with a truck route map for users of the facility and an accompanying letter advising drivers to use the appropriate route and of additional enforcement in the area.

The Committee requested that a broader review of the area be undertaken including how many truck parks exist in the area and whether properties were being used to illegally store containers and dismantle vehicles.

Staff from the Planning and Development Department and the Manager of By Laws and Licensing will attend the April Committee meeting with an update on both the application and the steps being undertaken on the issues being raised.

The Committee noted that the applicant should be informed that the Transportation and Infrastructure Committee is very concerned with current activities.

It was

Moved by Councillor Hunt

Seconded by Councillor Rasode

That the City of Surrey By-Laws staff attend the next Transportation and Infrastructure meeting to provide information on the issues of truck traffic, and illegal/non-conforming uses of properties in the Bridgeview area.



# *Transportation and Infrastructure Committee Minutes*

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, APRIL 15, 2013  
Time: 2:00 p.m.

**Present:**

Chair - Councillor Gill  
Councillor Rasode  
Councillor Hunt  
Seniors Liaison: Councillor Steele

**Guests:**

Michel Touzard  
David Walters  
Grant S. Lee

**Absent:****Staff Present:**

J. Boan, Transportation Manager  
V. Lalonde, General Manager, Engineering  
P. Bellefontaine, Transportation Planning Mgr.  
P. Lee, Rapid Transit & Strategic Projects Mgr.  
J. Robertson, Manager, Area Planning &  
Development – North Division  
J. Rehal, Manager, By-laws & Licensing Services  
L. Luaifofo, Legislative Services

## 1. **Bridgeview Truck Traffic (124 Street and 113 Avenue)**

The Manager of Transportation Planning and Manager of By-Laws and Licensing Services provided an update on Bridgeview Truck Traffic.

A summary of information was provided at the last Transportation and Infrastructure meeting including a background of steps that was taken to control Truck Traffic in the Bridgeview area.

The following comments were made:

- Until the completion of the South Fraser Perimeter Road (SFPR), the approved point of access will not be available. Interim truck routes have been identified for relating to two current applications, 12310 – 114 Avenue which is at Third Reading (File: 7908-0212-00) and 11305 – 124 Street which is pre-Council (File: 7913-0021-00).
- As a result of concerns expressed by the residents who appeared before the Committee, staff met with the applicant of 12310 – 114 Avenue to discuss the non-conforming uses taking place on the property. Staff also informed the applicant of the outstanding requirements for final approval of the TUP.
- The Manager of By-Laws and Licensing Services informed the Committee that the questionable activities at 12310 – 114 Avenue are now being investigated jointly by the RCMP and the By-laws Department. It was also noted that the trailer located on the property at 12310 – 114 Avenue has been issued an order for immediate removal.

- The Committee questioned whether or not staff has conveyed to the applicant that the current use of the lot may not be acceptable. Staff responded that they met with applicant on April 12, 2013 and indicated the final TUP approval is outstanding.

After much discussion, the Committee agreed that unless there is immediate compliance that the application should be considered for closing and it was suggested that Planning staff issue a deadline for compliance.