

meeting Council approved the application to proceed and a date for the related public hearing was set.

The Public Hearing was held on June 15, 2009 after which Council granted Third Reading to the OCP text amendment by-law and requested staff to look into the issues raised at the Public Hearing prior to Final Adoption.

DISCUSSION

Issues Raised at the Public Hearing

The issues raised at the Public Hearing focused primarily on the traffic impacts of the proposed truck park facility on the adjacent residential neighbourhood. In particular, concerns were raised over the impact of heavy truck traffic on 124 Street and truck access and egress to the South Fraser Perimeter Road through the adjacent residential neighbourhood.

Truck Route and Access

The closest truck route to the site is Industrial Road/116 Avenue (as shown on map attached as Appendix II), which is the alignment for the future South Fraser Perimeter Road. Users of the subject property are able to access Industrial Road/116 Avenue via 124 Street (See Appendix II). The existing full-movement intersection at Industrial Road and 124 Street will remain open until the completion of the SFPR in 2013. Upon completion of the SFPR, access to 124 Street at this intersection on the SFPR will be limited to right-in and right-out only.

The Highway and Traffic By-law, 1997, No. 13007, allows trucks to travel to and from a site via the shortest route to the nearest truck route. In this case for the subject property, this would be 114 Avenue to 124 Street to Industrial Road (and vice versa). To access the truck route, trucks exiting the subject site would travel east along 114 Street and proceed north along 124 Street to Industrial Road/South Fraser Perimeter Road (Appendix II). Currently, trucks are also travelling north and south along 124 Street south of 114 Avenue to access the subject property off 112A Avenue at the south limit of the site.

To address the concerns of residents in the area, it is recommended as a condition of the Temporary Industrial Use Permit that truck traffic related to the subject site be permitted to travel only on 114 Avenue and 124 Street north of 114 Avenue to/from Industrial Road/SFPR.

With a view to ensuring that truck drivers are properly directed, the applicant will be required to install "No Heavy Truck" signs on 124 Street at 114 Avenue as illustrated on the map attached as Appendix III. By-law enforcement will take place on 124 Street south of 114 Avenue with a view to encouraging compliance with the truck route requirements of the City.

Road Conditions

At the Public Hearing, there were some questions regarding the ability of both 114 Avenue and 124 Street to support the weight of heavy trucks.

114 Avenue fronting the subject site is a cul-de-sac off the west side of 124 Street. It has a 17-meter cul-de-sac turn-around bulb, which was recently constructed as part of the South Fraser Perimeter Road project. This turn-around provides sufficient ingress and egress maneuverability to the subject property. The remainder of 114 Avenue west of 124 Street and 124 Street north of 114 Avenue each has a paved surface width of 6.0 meters, with open ditches on each side. The

intersection of 114 Avenue and 124 Street and the intersection of 124 Street with Industrial Road/SFPR have been constructed to facilitate truck movements. The existing road pavement widths are considered acceptable. The applicant has agreed to upgrade 114 Avenue and 124 Street north of 114 Avenue as required, based on a geotechnical assessment.

TUP Approval Process

At its Regular Council Public Hearing meeting on May 4, 2009, Council considered and endorsed the recommendations contained within Corporate Report No. Ro69; 2009. This report outlined actions which will be taken by the City to improve the TUP process for truck parking lots. An approach, which is called "Pre-Servicing Approval" was endorsed by Council.

Under this approach, the applicant will be required to complete all the necessary site requirements, as described in the May 25, 2009 Report (copy attached as Appendix I), prior to Council granting final approval to the Temporary Use Permit that will authorize the use of the truck parking lot. Pre-Servicing Approval in this circumstance is proposed to remain valid to the end of May, 2010. If the applicant does not complete the site requirements within the specified time period, the application will be forwarded to Council for consideration of filing and the By-law Enforcement Section will take action to address any unauthorized truck parking on the site.

Despite the "pre-servicing approval" time limit, the truck route access restrictions outlined in this report will be implemented immediately since there is significant existing truck traffic in the area.

CONCLUSION

Based upon the above discussion, the Engineering Department and the Planning & Development Department recommend that Council:

- Authorize staff to proceed toward final adoption of the OCP amendment by-law and issuance of a Temporary Use Permit related to Application No. 7908-0212-00 for the property at 12310 – 114 Avenue based on the truck access route restrictions documented in this report and the completion by May 30, 2010 of the necessary site works as described in the Planning Report, dated May 25, 2009; and
- Direct, if the conditions for final adoption of the by-law and approval of the TUP have not been completed by May 30, 2010, that the City Clerk is to include the related by-law and development application (no. 7908-0212-00) on a Regular Council agenda for consideration of filing.

Jean Lamontagne
General Manager
Planning and Development

Vincent Lalonde, P.Eng.
General Manager, Engineering

JB/RS/brb

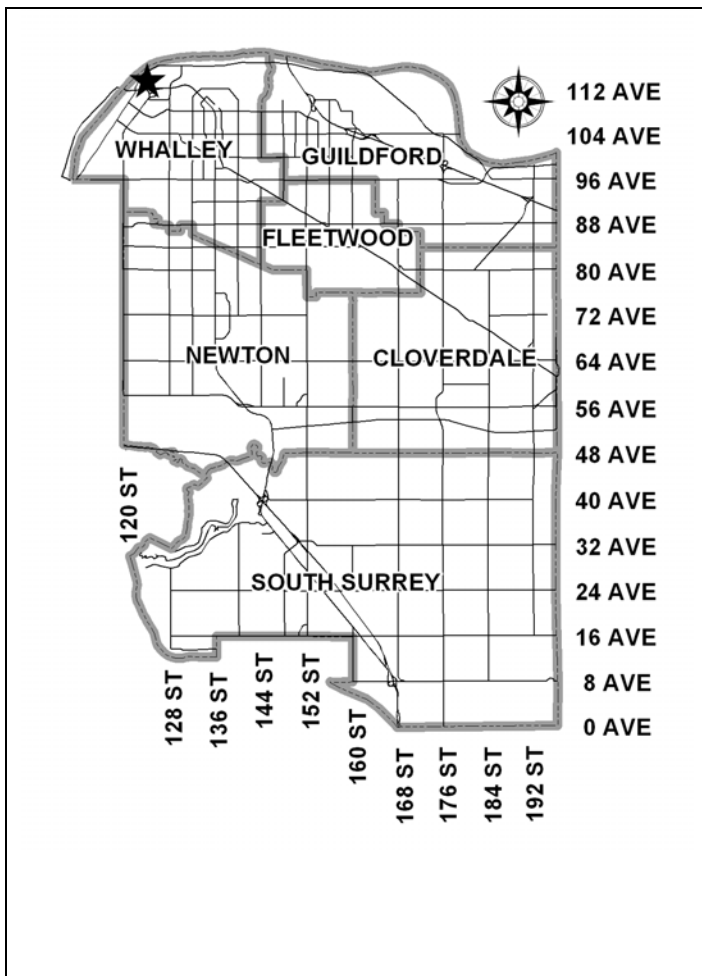
Appendix I - Planning Report dated May 25, 2009

Appendix II - Truck Route and Access Map

Appendix III - Truck Prohibited Signage Map

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APPENDIX I



City of Surrey
ADDITIONAL PLANNING COMMENTS
 File: 7908-0212-00

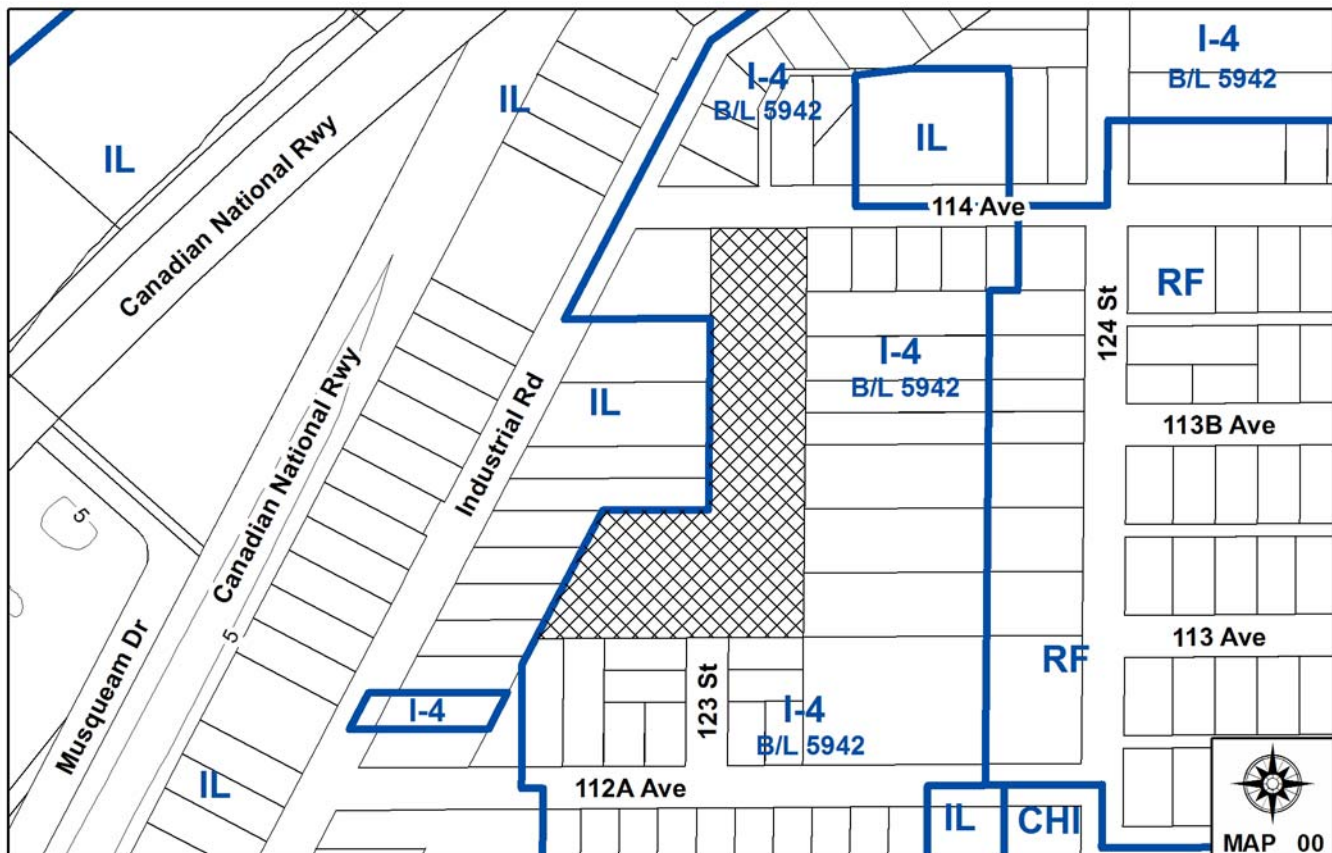
Planning Report Date: May 25, 2009

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 for a period not to exceed two years.

LOCATION: 12310 - 114 Avenue
OWNER: Ranjit Saraon et al
ZONING: I-4 (By-law No. 5942)
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



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

- None.

RATIONALE OF RECOMMENDATION

- The initial Planning Report for the proposed Temporary Industrial Use Permit application was presented to Council on May 4, 2009 and subsequently referred to staff to prepare the appropriate by-law.
- The proposed truck parking will allow an interim use of the land until it is economically viable for the property owners to develop the land.

RECOMMENDATION

To implement Council's previous decision granting approval to proceed to this project, 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 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. 7908-0212-00 (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;
 - (b) removal of the existing, unauthorized structure, to the satisfaction of the Planning and Development Department;
 - (c) submission of a final site plan addressing the requirements listed in Appendix V; and
 - (d) submission of a landscaping plan to the satisfaction of the City Landscape Architect.
5. Council direct staff to bring forward this application on November 30, 2009, for consideration of filing, if the conditions of approval 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 III.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized truck parking and unauthorized structures.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 114 Avenue):	Non-conforming single family dwellings.	Industrial	I-4 (By-law No. 5942)
East:	Single family dwellings with non-conforming outside storage and vacant land.	Industrial and Urban	I-4 (By-law No. 5942)
South (Across):	Non-conforming single family dwellings and outside storage.	Industrial	I-4 (By-law No. 5942)
West (Across):	Vacant properties owned by the City of Surrey and BC Transportation Financing Authority currently being pre-loaded for the South Fraser Perimeter Road.	Industrial	I-4 (By-law No. 5942)

DEVELOPMENT CONSIDERATIONSBackground

- At the May 4, 2009 Regular Council – Land Use meeting, Council considered a Planning Report for a Temporary Industrial Use Permit (TUP) on the subject site, to allow for the parking of approximately 65 trucks including those weighting more than 5,000 kilograms (11,023 lbs G.V.S.) (Appendix VI). Following a presentation from the applicant's agent, Council referred the matter back to staff to bring forward the conditions that will allow the application to proceed to Public Hearing.

Conditions to Proceed to Public Hearing

- The applicant is required to submit 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.
- On October 31, 2008, Council endorsed the recommendations contained within Corporate Report No. R216 which provided an update to the status of the actions to address truck parking in the City. In accordance with Corporate Report No. R216, the applicant must satisfy the following requirements with respect to on-site requirements for truck parking:
 - Submission of a revised site plan, which satisfies the following requirements:
 - 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 one 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 does not cause damage to truck tires (i.e., meet certain gradation specifications); and
- Require that adequate washroom facilities be provided on site.
- Satisfy any engineering requirements.
- Removal of the structure located along the west property line which was placed without a building permit.
- Submission of a landscape plan to the satisfaction of the City Landscape Architect.
- At the Regular Council - Public Hearing meeting on May 4, 2009, Council considered and endorsed the recommendations contained within Corporate Report No. R069. This report outlined actions which can be undertaken by the City to improve the TUP process, including granting Pre-Servicing Approval.
- Should the application receive Third Reading after the Public Hearing, Council may grant Pre-Servicing Approval to the proposed TUP. With this approval, the applicant will be required to complete all the necessary site work requirements prior to Council approving the Temporary Use Permit. Pre-Servicing approval will be valid for up to 6 months. If the applicant does not complete the requirements within the specified time period, the application will be closed and the By-law Enforcement Section will take action to address any unauthorized truck parking.

Authorized Truck Parking Facilities in the Vicinity

- There are two authorized truck parking facilities in the Bridgeview areas (see Appendix VII). 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 5 TUP applications in the Bridgeview/South Westminster areas for temporary truck parking facilities, including the subject application (see Appendix VIII).

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. Proposed Site Plan
- Appendix III. Engineering Summary
- Appendix IV. Temporary Industrial Use Permit No. 7908-0212-00
- Appendix V. OCP Amendment By-law
- Appendix VI. Initial Planning Report (without attachments)
- Appendix VII. Map of Authorized and Proposed Truck Parking Facilities
- Appendix VIII. Map of Proposed Truck Parking Facilities

Jean Lamontagne
General Manager
Planning and Development

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INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department** DATE: **May 22, 2009**
FILE: **7808-0212-00**

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

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12310 114 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

TEMPORARY USE PERMIT

The following issues are to be addressed prior to of issuance of the Temporary Use Permit:

- Register restrictive covenants for temporary access, water quality/sediment control facility, and restriction of vehicle cleaning and storage of waste auto fluids on the site;
- Register statutory right-of-way for the maintenance of the vacuum sewer connection;
- Provide an acceptable traffic plan including truck routing to/from the site;
- Confirm access roads are adequate for access to site;
- Provide paved concrete slab-type accesses as per City standards;
- Provide acceptable scaled drawing illustrating truck turning movement onsite; and
- Address drainage including possible downstream system upgrading and ESC permit issues.

Sam Lau, P.Eng.
Development Services Manager

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NOTE: Detailed Land Development Engineering Review available on file

APPENDIX II AERIAL PHOTOGRAPH OF SITE



Future SFPR Truck Route

Subject Site

Produced by GIS Section: July 20, 2009, ATW

Date of Aerial Photography: April 2008



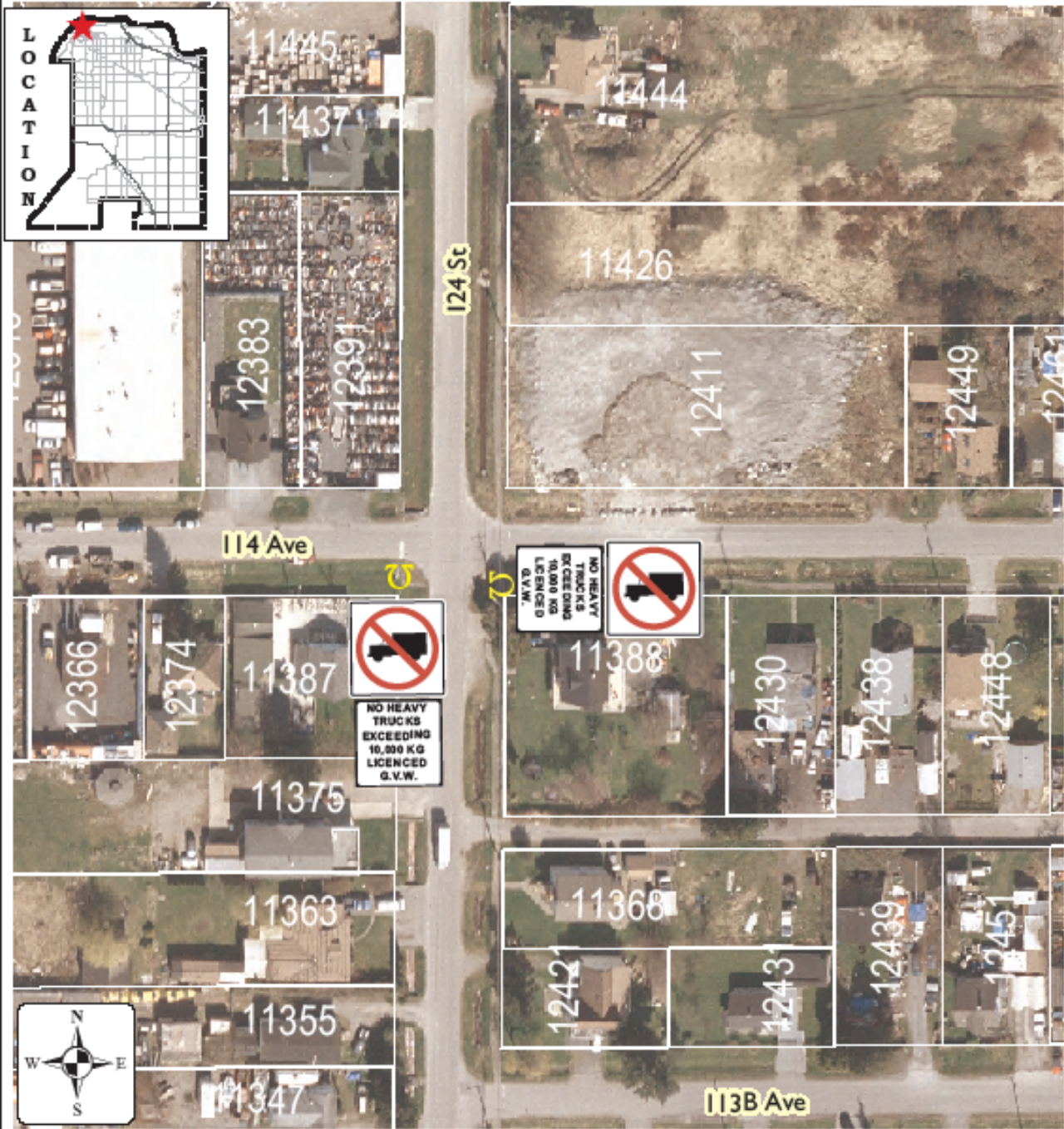
INDUSTRIAL RD TRUCK ROUTE

ENGINEERING
DEPARTMENT

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.

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APPENDIX III AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: November 25, 2009, CS/JJR

Date of Aerial Photography: April 2008



114 AVE & 124 ST

ENGINEERING DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or efficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot size, legal descriptions and encumbrances were confirmed at the Land Title Office.

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