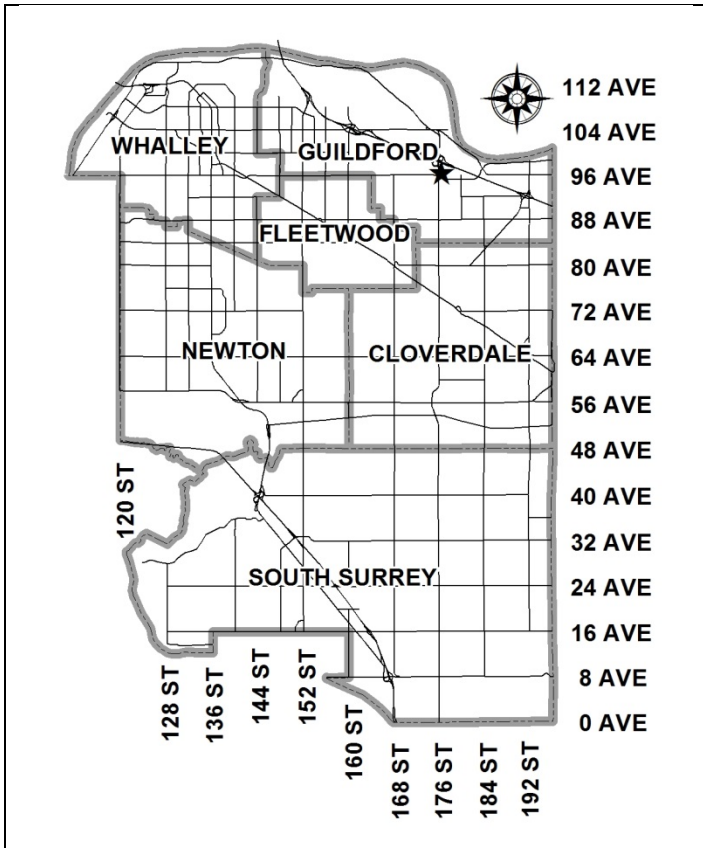


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0572-00

Planning Report Date: September 17, 2018



PROPOSAL:

- **Temporary Use Permit**

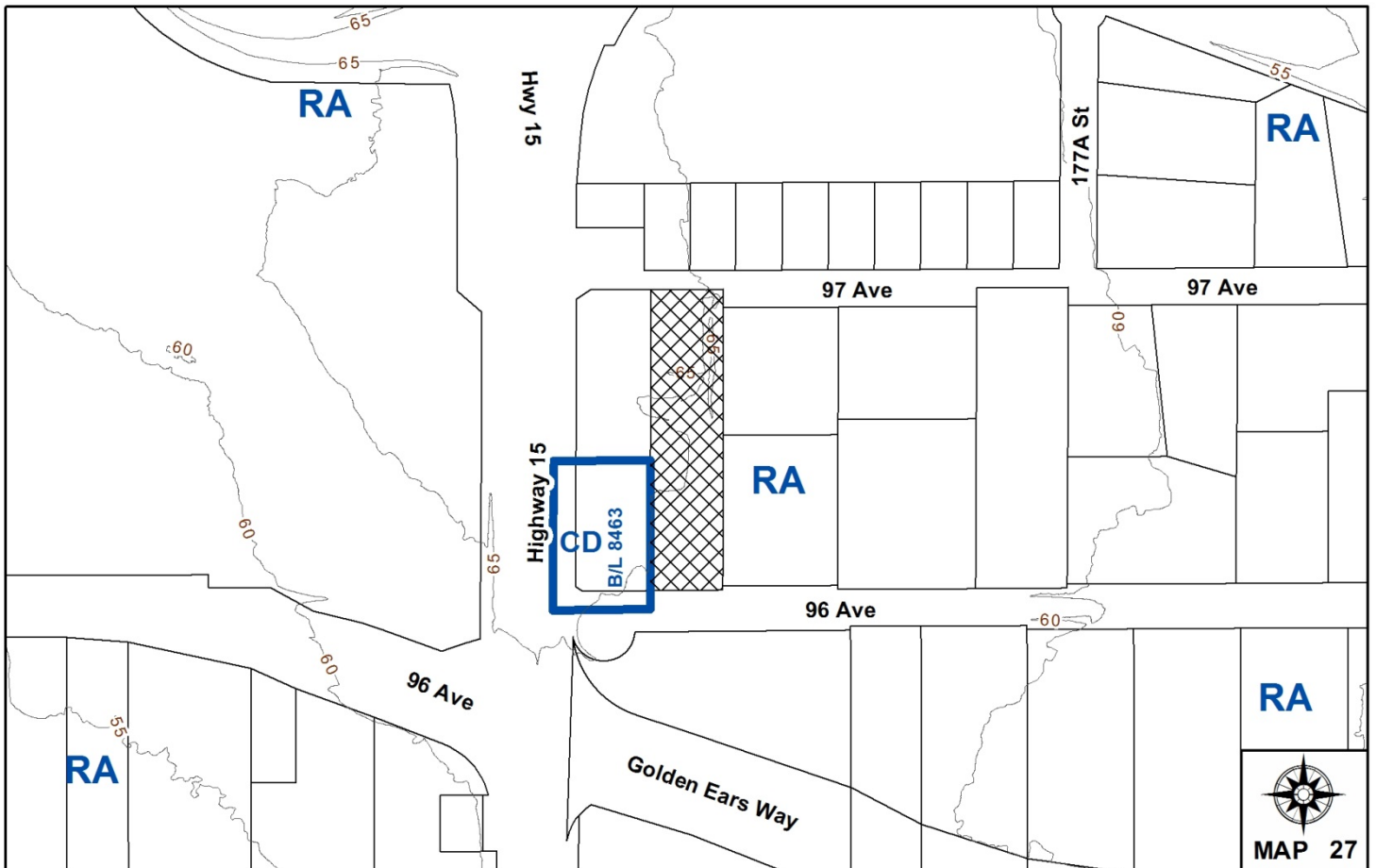
to permit a temporary truck parking facility for a maximum of 3 years.

LOCATION: 17633 - 96 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Light Industrial



RECOMMENDATION SUMMARY

- The Planning and Development Department recommends that this application be denied.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Vehicles exceeding 5,000 kilograms [11,023 lbs.] licensed G.V.W. are not permitted to be parked or stored either inside or outside a building or structure on any lot in a residential Zone.
- The "One-Acre Residential Zone (RA)" does not permit truck parking.

RATIONALE OF RECOMMENDATION

- Does not comply with the "Mixed Employment" designation of the OCP.
- Area residents have raised objections to the proposal.
- The proposal is not compatible with the existing residential neighbourhood. Negative impacts include large truck traffic, safety, noise and visual aesthetics.
- Historically, temporary truck parking in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) area north of Golden Ears Way has been limited to the intersection 96 Avenue and 180 Street, on properties which can be accessed with limited impact to the existing residential neighbourhood and residential road infrastructure.
- An unauthorized truck parking facility is currently being operated on the subject property. City of Surrey Bylaw & Licensing Services were alerted to unauthorized development on the site as early as October 6, 2017 and the subject Temporary Use Permit (TUP) application was submitted on December 5, 2017. Infractions pertaining to unauthorized tree removal were reconciled; however, By-law Enforcement infractions relating to land use and soil/fill violations remain outstanding. Although an unauthorized truck parking facility was previously operated on the subject property, City staff have confirmed that all of the semi-truck trailer chassis have been removed as of September 5, 2018.
- The existing driveway on 97 Avenue was constructed without authorization and is not permitted by the City. The existing truck egress onto Highway 15 via 97 Avenue, is not supported by the Ministry of Transportation and Infrastructure (MOTI) as the existing truck turn radii do not meet their minimum standards. City of Surrey staff has received calls from area residents concerning queueing of the trucks on 97 Avenue and the back-up of traffic on Highway 15 caused by the unauthorized truck parking facility.
- Due to unsupportable access to Highway 15 via 97 Avenue, the City Engineering staff and Ministry of Transportation require that trucks exit the site via 96 Avenue and travel east to 180 Street and Golden Ears Way. To meet industrial road standards, Engineering requires the pavement on 96 Avenue to be widened from approximately 6.5 metres (21 ft.) to 8 metres (26 ft.) across the lot frontage and to the east to the intersection with 180 Street, a distance of approximately 730 metres (2,400 ft.).

- The applicant is not agreeable to the widening of 96 Avenue, as per the Engineering requirements outlined in Appendix IV, however, they are willing to undertake the necessary road upgrades as outlined in the Geotechnical Study, prepared by Western Geotechnical Consultants Ltd. and dated May 11, 2018, which includes installation of a 40mm asphalt overlay to strengthen the eastbound lane of 96 Avenue, between the subject site and 180 Street. Engineering staff have indicated that they would not support a relaxation of the minimum pavement width and that should Council permit the application to proceed that the details relating to road construction would be determined through the detailed design phase of the Servicing Agreement.

RECOMMENDATION

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

If, however, Council sees merit in the application, Council may refer the application back to staff to complete the application review process and to draft the Temporary Use Permit for consideration by Council.

REFERRALS

Engineering: The Engineering Department has concerns with the suitability of the proposed TUP in this location and supports Planning's recommendation. If approved, the project is subject to the completion of Engineering servicing requirements as outlined in Appendix VI.

Ministry of Transportation & Infrastructure (MOTI): MOTI does not support the proposed TUP as the current access from Highway 15 (via 97 Avenue) does not adequately support truck turning movements.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot which previously operated as an unauthorized truck parking facility.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 97 Avenue):	Single Family Residential	Light Industrial	RA
East:	Single Family Residential	Light Industrial	RA
South (Across 96 Avenue):	Vacant TransLink-owned lot	Light Industrial	RA
West:	Vacant residential lot and multi-unit retail commercial building	Light Industrial	CD (By-law No. 8463)

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The subject site is 0.64 hectares (1.58 ac.) fronted by 97 Avenue to the north and 96 Avenue to the south, approximately 50 metres (164 ft) east of Provincial Highway 15. It is zoned "One-Acre Residential Zone (RA)" and designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Official Community Plan (OCP) designates this site "Mixed Employment".
- In early October, 2017, gravel was placed on site without an Erosion & Sediment Control Permit. A lock block wall was constructed without a Building Permit, damaging off-site trees on a neighbour's property. At this time, By-law & Licensing officers advised the applicant that truck parking would not be permitted on site and instructed the operator to cease construction.
- A Soil Violation Letter issued by the City, dated December 12, 2017, directed the owner to remove the gravel and all non-native soils. To date, no remediation work has been undertaken on the subject property, aside from the installation of a section of silt fencing along the east property line. Staff reviewed the on-site installation and have indicated that the existing fencing is not sufficient.
- Several flat-deck commercial truck chassis and a security motorhome were being stored on the subject site, however, staff have been advised that these have been removed as of September 5, 2018. The site is currently under By-law enforcement investigation for the previous storage of several semi-truck trailer chassis and unauthorized fill (see Appendix III-IV, Neighbourhood Context Photo One and Two).
- Vehicle access to the site is currently provided by an unauthorized driveway on 97 Avenue. The existing truck egress onto Highway 15 via 97 Avenue is not supported by the Ministry of Transportation and Infrastructure (MOTI) as the existing truck turn radii do not meet their minimum standards. City of Surrey staff has received calls from area residents concerning queueing of the trucks on 97 Avenue and the back-up of traffic on Highway 15 caused by the unauthorized truck parking facility.
- The proposed site plan indicates parking for 30 trucks on the site, with access from 96 Avenue.
- The Engineering Department notes that the existing pavement width of 96 Avenue is inadequate and that to meet industrial road standards the pavement on 96 Avenue is required to be widened from approximately 6.5 metres (21 ft.) to 8 metres (26 ft.) across the lot frontage and to the east to the intersection with 180 Street, a distance of approximately 730 metres (2,400 ft.). The applicant has indicated that they are not agreeable to the required road widening.
- At the request of the Engineering Department, the applicant provided a Geotechnical Study conducted by Western Geotechnical Consultants Ltd., and dated May 11, 2018, to determine the condition of the existing pavement and adequacy of the road structure on 96 Avenue to support anticipated vehicle loads. The applicant has agreed to upgrade the road quality where necessary.

- Engineering staff have indicated that they would not support a relaxation of the minimum pavement width and that should Council permit the application to proceed that the details relating to road construction would be determined through the detailed design phase of the Servicing Agreement.

Authorized and In-stream TUP Applications in the Vicinity

- Staff have processed, or are currently processing six (6) TUP applications in the Anniedale-Tynehead NCP area, north of Golden Ears Way (see Appendix V for area map):
 - 17937 – 96 Avenue (7916-709-00; Pre-Council) → Temporary Use Permit (TUP) for truck parking.
 - 17944 – 96 Avenue (7917-0415-00; Issued July 23, 2018) → Temporary Use Permit (TUP) for continued storage of cranes, boom trucks and support vehicles for a period not to exceed 3 years (i.e., July 23, 2021).
 - 18013 – 96 Avenue (7913-0283-00; Issued February 2, 2015) → OCP Text Amendment and Temporary Use Permit (TUP) to accommodate parking for a maximum of 18 trucks for a period not to exceed 3 years (i.e., February 2, 2018).
 - 18055 – 96 Avenue (7916-0710-00; Pre-Council) → Temporary Use Permit (TUP) for truck parking.
 - 9575 – 180 Street (7918-0064-00; Supported by Council on July 9, 2018) → Temporary Use Permit (TUP) to permit continued storage of cranes, boom trucks and support vehicles for a period not to exceed 3 years.
 - 18150 Tynehead Drive (7915-0307-00; Issued on December 19, 2016) → Temporary Use Permit (TUP) to accommodate parking for a maximum of 13 trucks for a period not to exceed 3 years (i.e., December 19, 2019).

PRE-NOTIFICATION

Neighbourhood Survey

- In February 2018, the applicant submitted signed letters on behalf of 18 area residents expressing their support for the proposed Temporary Use Permit. However, in the preamble to the neighbourhood survey package, the applicant had indicated that access to the subject site would be from 97 Avenue, which is not supported by either MOTI or the City's Engineering Department.

Development Proposal Sign and Pre-notification Letters

- A development sign was erected on site March 6, 2018. To date, staff has received phone calls from six neighbouring residents expressing opposition to the Temporary Use Permit.

- Pre-notification letters were mailed on March 7, 2018. On March 14, 2018, staff received an email petition from the neighbourhood on behalf of 27 area residents expressing opposition to the Temporary Use Permit. Primary concerns cited were safety, traffic, and deteriorating road conditions.

Public Information Meeting

- The applicant held a public information meeting (PIM) on Tuesday, June 5, 2018 at Tynehead Hall (9568 – 168 Street). Two (2) individuals attended the PIM, and no comment sheets were submitted. A City staff representative from the Planning and Development Department was in attendance at the PIM.
- Upon further review of the proposal the two attendees, who own a rental property in the immediate vicinity, indicated their support for the proposed TUP for truck parking.
- The applicant has indicated that between the PIM and the time of the writing of this Planning Report, they have not been contacted by any of the other neighbours in relation to the proposed TUP.

TREES

- An Arborist Assessment and Tree Survey for the subject property were requested by the Planning & Development Department on January 4, 2018. The applicant did not submit the requested documentation.
- Before the unauthorized development began on site, Planning staff expressed concerns with the ability of the applicant to restore the subject site to a pre-development condition in regards to trees. On October 18, 2017, prior to application submission, the applicant was advised that Temporary Use Permits are not typically supported on sites where large mature vegetation is to be removed and instructed the applicant to retain an arborist to address tree retention.
- To date, the site has been developed without authorization. The Temporary Use Permit application submission lacks an Arborist Assessment or Tree Survey. As such, Trees & Landscaping staff were unable to conduct a review or provide comment.
- At the request of By-laws & Licensing, Huckleberry Landscape Design conducted an Impact Assessment Arborist Report assessing the tree damage due to unauthorized development. There are six trees on the property that have been impacted by land clearing and road base additions, and several off-site trees on the east abutting property that were impacted by lock-blocks and land clearing. The applicant has since remediated the off-site property and paid fees to Trees and Landscaping for the damages.
- Should the application proceed, it is noted that additional trees within the south portion of the subject property may be impacted due to internal queuing, drive aisle and parking requirements, however, this could not be assessed as the applicant has not provided the required arborist report and tree survey.

STAFF EVALUATION AND CONCLUSION

- The following outlines the pros and cons associated with the subject TUP proposal:

Pros:

- The proposal complies with the “Light Industrial” designation of the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- Given site servicing constraints within the Anniedale-Tynehead NCP, the proposal provides the property owner with an interim use for the property until such time as the subject site can be redeveloped to the ultimate use and densities as envisioned under the NCP.
- Commercial truck parking is needed in the City, and the subject site is in close proximity to major truck routes (No. 1 Highway, Highway 15, Golden Ears Way).

Cons:

- If approved, the proposal would set a significant precedent as historically, temporary truck parking in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) area north of Golden Ears Way has been limited to the intersection 96 Avenue and 180 Street (Appendix V), on properties which can be accessed with limited impact to the existing residential neighbourhood and residential road infrastructure.
 - The proposed access would require the trucks to travel along 96 Avenue, which currently provides access to approximately 19 single family suburban lots.
 - The proposed industrial use is not in keeping with the current residential character of the surrounding neighbourhood.
 - Staff have expressed concern with the ability of the applicant to restore the subject site to its original condition as the proposal requires the removal of several existing mature trees. Temporary Use Permits (TUPs) that permanently alter a site are generally not supported by the Planning and Development Department.
 - Area residents have expressed opposition for the proposal, citing concerns about around large truck traffic, safety, noise and deteriorating road conditions.
 - Staff have expressed concerns that the existing pavement width is insufficient for two-way truck traffic and the applicant is not agreeable to the required widening of 96 Avenue to the 8-metre (26 ft.) industrial road standard.
- Based on the above evaluation, Planning staff recommend that the proposed Temporary Use Permit (TUP) for truck parking be denied.

- If, however, Council sees merit in the application, Council may refer the application back to staff to complete the application review process and to draft the Temporary Use Permit for consideration by Council.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site Plan
Appendix III.	Neighbourhood Context Photo One (COSMOS, May 2017 Aerial)
Appendix IV.	Neighbourhood Context Photo Two (COSMOS, April 2018 Aerial)
Appendix V.	Map of In-stream and Approved TUPs in the Anniedale - Tynehead NCP, North of Golden Ears Way
Appendix VI.	Engineering Summary

original signed by Ron Gill

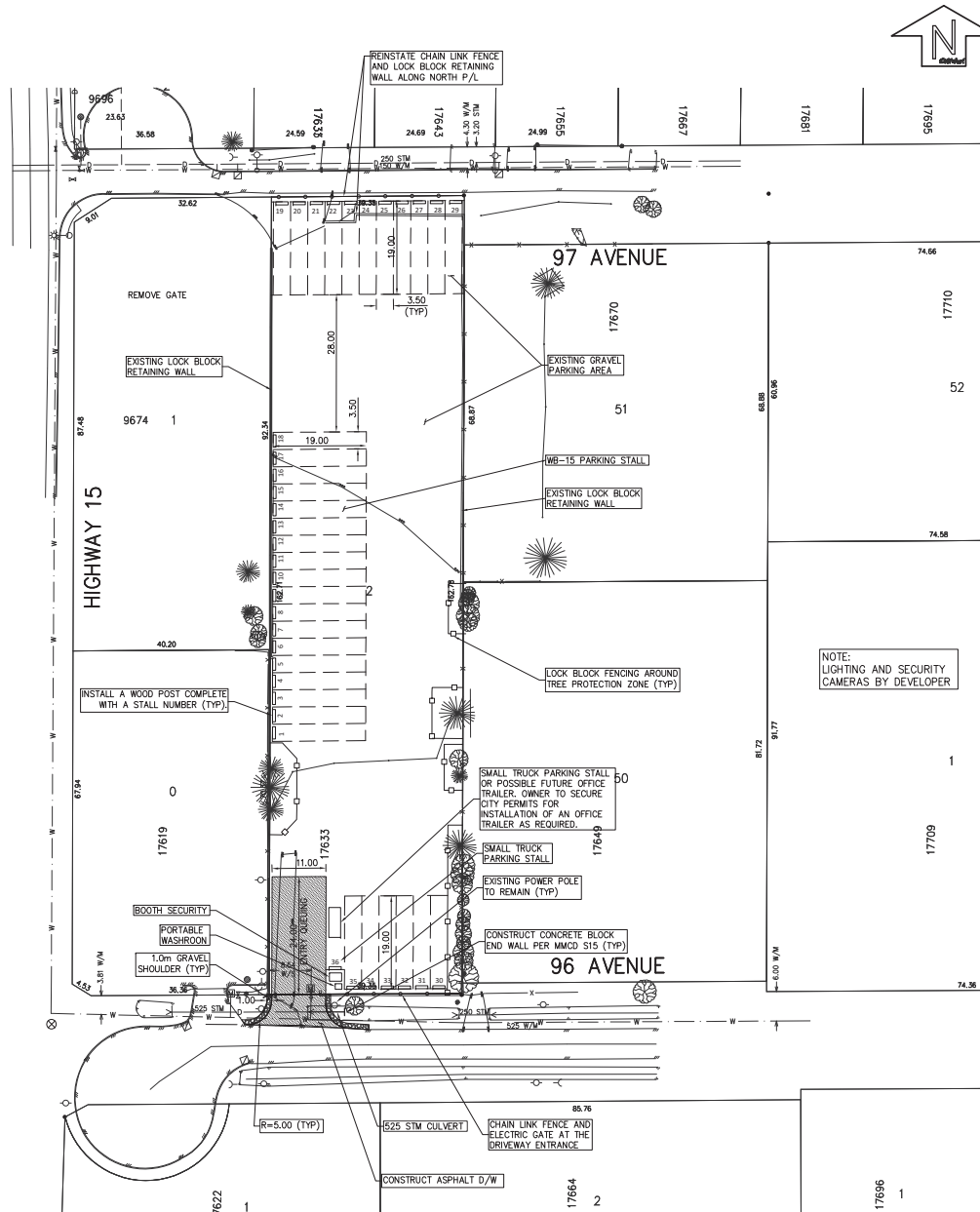
Jean Lamontagne
General Manager
Planning and Development

CRL/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MGN. NO. 8614
 LOCATED AT AROUND 300m EAST OF HIGHWAY 15 ON 96 AVENUE
 ELEV. 59.551m

LEGAL DESCRIPTION OF PROPERTY
 LOT C, DISTRICT LOT 390A, PLAN NWP6057,
 NWD PARCEL 2, GROUP 2, (EXPL PL 10525)



NOTE:
 LIGHTING AND SECURITY
 CAMERAS BY DEVELOPER

- NOTES:**
1. LIGHTING AND SECURITY CAMERAS BY DEVELOPER.
 2. ELECTRIC POWER REQUIRED TO THE OFFICE TRAILER AND LIGHTING AND SECURITY CAMERAS ON THE PARKING LOT.

PRELIMINARY SUBMISSION

No.	Date	Revision	Dr	Ch

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



1125911 BC LTD.
 14443 - 108 AVENUE, SURREY, BC V3R 1V5, PH: 604-589-8403, FAX: 604-589-8405

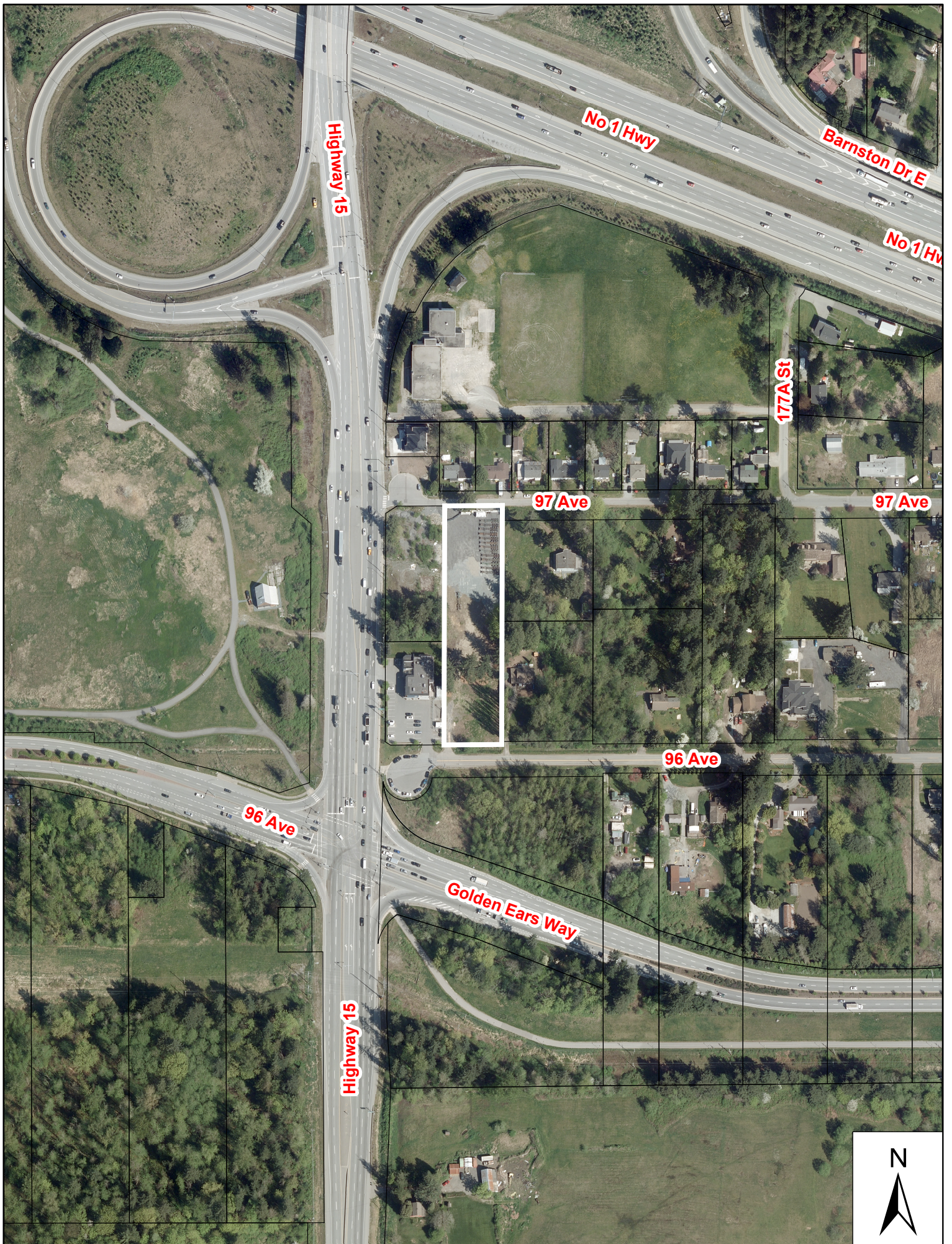
TRUCK PARKING CONCEPT PLAN (TUP)

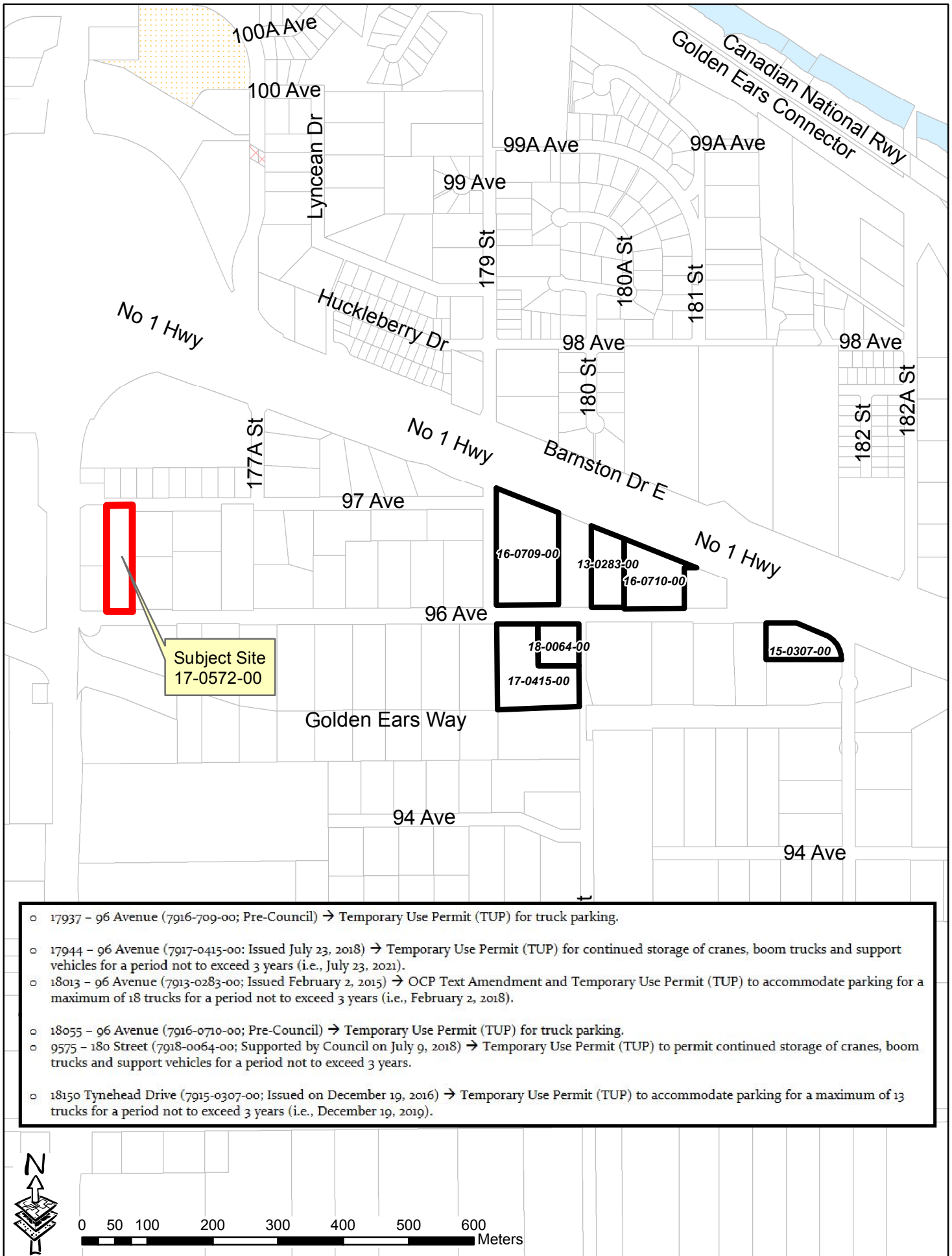
SITE AT 17633 - 96 AVENUE, SURREY, BC

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Designed: DC	Job No. 17-3501	Of
P.W. P.U.	Date DEC/2017	Revision
Approved:	destroy all prints bearing previous number	

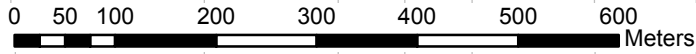
This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.







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INTER-OFFICE MEMO

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

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

DATE: **April 3, 2018** **PROJECT FILE:** **7817-0572-00**

RE: **Engineering Requirements (Commercial/Industrial)**
 Location: 17633 96 Ave

TEMPORARY USE PERMIT

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

- Construct an 11.0 m wide driveway access to the site. This access will be restricted to 96 Avenue, as it is the shortest distance to the signal at Golden Ears Way and 180 Street. Access to 97 Avenue will not be supported.
- Upgrade 96 Avenue to 180 Street to ensure adequate pavement width of 8.0 m for two way truck traffic. Confirm condition of existing pavement structure on 96 Avenue from subject property to 180 Street; upgrade if required.
- The site ultimately drains to a Class A watercourse and then flows north to Leoran Brook. Applicant to retain a Qualified Environmental Professional to determine classification of watercourses fronting the site.
- Provide on-lot drainage works to ensure on-lot surface runoff is being managed onsite and directed via a storm service connection to a City drainage system. No unmitigated runoff from the site onto the neighbouring properties or the City road allowance will be allowed.
- Provide onsite water quality treatment to treat surface runoff and prevent potential contaminants from entering the City drainage system including watercourses.

A Servicing Agreement is required prior to issuance of the Temporary Use Permit. A processing fee of \$7,145.25 (GST included) is required for the Servicing Agreement.

Rémi Dubé, P.Eng.
Development Services Manager
IK1