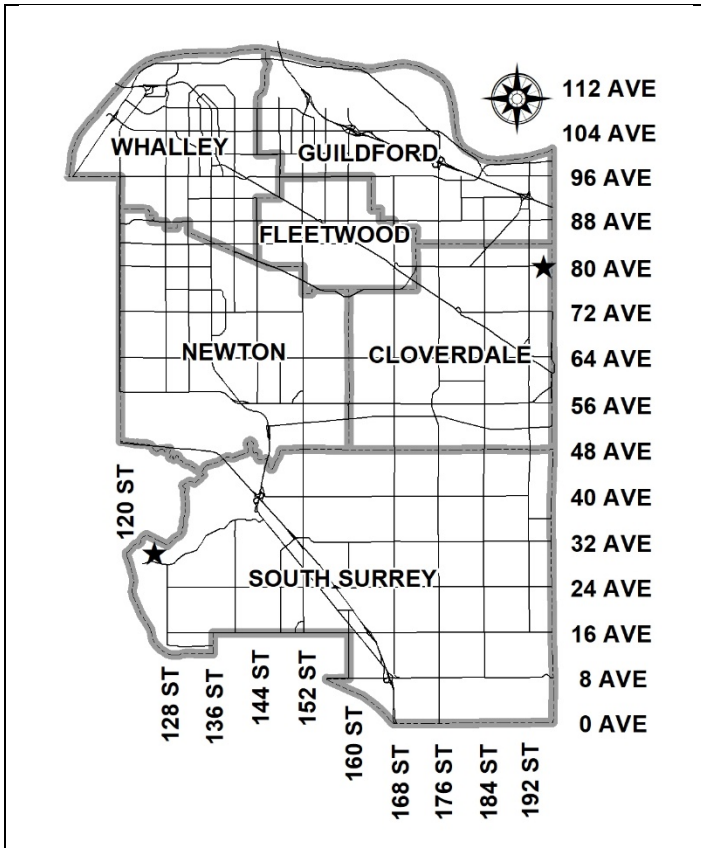


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7919-0155-00

Planning Report Date: October 7, 2019



**PROPOSAL:**

- **Temporary Use Permit**

to permit temporary truck parking for a period not to exceed three (3) years.

**LOCATION:** 19440 - 80 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban - Urban Reserve

**LAP DESIGNATION:** Existing Suburban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed truck parking facility use does not comply with the current zoning of the site ("One-Acre Residential (RA)", or the site's OCP designation ("Suburban-Urban Reserve").
- The proposed use is contrary to the Clayton Land Use Plan designation of "Existing Suburban".
- The proposed use is contrary to Part 4 General Provisions of the Zoning Bylaw that states "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."

### RATIONALE OF RECOMMENDATION

- The owner of the subject site is currently operating an unauthorized truck parking facility on the subject property at 19440 80 Avenue.
- The proposed TUP is contrary to the current zoning, OCP designation and Local Area Plan (LAP) designation of the subject site.
- A truck parking facility generates considerable nuisance impacts and, therefore, is not appropriate in a central location within a residential neighbourhood.
- Area residents have expressed opposition to the proposed TUP as a result of the application pre-notification. They have raised concerns about zoning compliance, noise, traffic, safety and environmental issues.
- The City has established the Truck Parking Task Force which has a mandate to provide recommendations to Council to increase supply of authorized truck parking facilities within the City and better meet the needs of Surrey truck operators. Through stakeholder engagement, the Truck Parking Task Force is developing solutions for legal commercial truck park operations within the City, in appropriate areas.

RECOMMENDATION

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

However, if Council determines that there is merit in allowing a TUP application to proceed on the subject site, the application should be referred back to Planning staff to complete the development application review process, including the necessary referrals and notifications, and to then prepare Temporary Use Permit No. 7919-0155-00 for Council's consideration.

REFERRALS

Engineering: Should Council determine that there is merit in allowing a TUP application to proceed, Engineering will be requested to provide comments with respect to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single-family dwelling with an unauthorized truck parking facility on site adjacent to a yellow-coded Class B ditch.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 80 Avenue):	Single-family dwelling	Existing Suburban	A-1
East:	Single-family dwelling	Existing Suburban	RA
South:	Single-family dwelling	Existing Suburban	RA
West:	Single-family dwelling	Existing Suburban	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 19440 80 Avenue in Clayton. It is 10,487 square metres (2.6 acres) in area and is approximately 52.9 metres (173 ft.) wide and 198.7 metres (652 ft.) deep. The site is designated "Suburban-Urban Reserve" in the Official Community Plan (OCP) and "Existing Suburban" in the Clayton Land Use Plan. It is zoned "One-Acre Residential (RA)".
- Truck Parking Facilities are only permitted in the Light Impact Industrial Zone (IL), High Impact Industrial Zone (IH) and some CD zoned sites. Residential zones do not permit any industrial uses such as truck parking.

- Part 4 General Provisions of the Zoning Bylaw states: "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."
- According to Bylaw Enforcement, the site has been used for unauthorized truck parking since at least December 2017.
- There are a total of nine (9) bylaw infractions on this site. These include multiple soil infractions for unauthorized fill, using the site contrary to zoning for parked vehicles, unsightly property and failure to obey a soil order. Bylaw Enforcement have attempted to bring this property into compliance, but no efforts to resolve these issues have been made by the owner.
- The applicant has made a TUP application for a temporary truck parking facility to permit the continuation of truck parking on-site. The proposal includes 11 truck parking stalls and 14 car parking spots for employee parking for the landowner's business (Appendix I).

### PRE-NOTIFICATION

Pre-notification letters were sent on July 5, 2019 and a Development Proposal Sign was installed on July 4, 2019. Staff received six (6) phone calls and five (5) emails from neighbourhood residents with the following concerns/statements:

#### Zoning Compliance

- Truck Parking does not belong in a residential neighbourhood. Overweight vehicles are not permitted within residential zones.
- There are unauthorized trucks of various size parked on the subject site. Truck maintenance and refueling are also occurring on site. These uses are not permitted in residential zones.

#### Noise

- The noise from this truck parking facility is disturbing area residents. The noise begins at 5:30 AM and ends at 10 PM. This noise is from trucks starting and maneuvering on site, truck back-up alarms and truck maintenance activities.

#### Road Conditions, Traffic & Safety

- The subject site has frontage on to 80 Avenue, an arterial road that has restricted visibility and vehicles over 5,000 kilograms (11, 023 lbs.) are restricted. The trucks accessing the site on a daily basis affect road conditions and pose a safety concern due to pulling in and out onto a major arterial road in a residential neighbourhood.
- These trucks also add to traffic congestion in the area. As trucks are waiting to turn onto the subject property from 80 avenue, traffic gets backed up, increasing congestion during peak traffic periods.

### Drainage & Environmental Concerns

- Unauthorized fill has been brought onto the subject site. This fill has the potential to affect water quality in the watercourses in the area, including the yellow-coded Class B ditch adjacent to the site. Additionally, the unauthorized fill has altered the lot grading of the site and has resulted in potential contaminated run-off from these trucks entering neighbouring properties.
- There is potential for oil and gas to leak from these trucks from daily activities, refueling and truck maintenance. This spillage can enter the local watercourses, degrading critical riparian habitat. Additionally, there is livestock in the area that can potentially be harmed from these environmental hazards.

To summarize, staff received correspondence from 11 local residents with 10 against this proposal, and 1 in support.

### PROJECT EVALUATION

#### Advantages of the Proposal

- There is an identified need for truck parking facilities in the City and approval of this facility would assist in addressing that need. However, staff contend that the proposed location in a residential neighbourhood is not suitable for truck parking.

#### Disadvantages of the Proposal

- The proposed temporary truck parking facility is in an existing suburban residential area and is inconsistent with the "Suburban-Urban Reserve" designation in the OCP, "Existing Suburban" designation in the Clayton General Land Use Plan, and is not a permitted use in the "One-Acre Residential Zone (RA)".
- A truck parking facility is considered an industrial use and is not in keeping with the residential character of the surrounding neighbourhood.
- The applicant has been operating an unauthorized truck parking facility on site since at least December 2017 and has demonstrated a reluctance to work with Bylaw Enforcement to bring the property into compliance.
- A truck parking facility generates considerable nuisance impacts and, therefore, is not appropriate in a central location within a residential neighbourhood.
- The subject TUP proposal may set an undesirable precedent for future TUP applications for truck parking facilities in residential areas.
- Area residents have expressed opposition to the proposed TUP as a result of the application pre-notification. They have raised concerns about zoning compliance, noise, traffic, safety and environmental issues.

- Transportation staff advise that 80 Avenue is not within the designated Truck Route Network and truck travel is restricted along this corridor. Trucks may travel outside of the Truck Route Network only when a truck's destination or permitted origin is not located within the network.

### CONCLUSION

- In considering the negative impacts of this proposal on the neighbourhood, the Planning and Development Department believe that the subject property is not suitable for the proposed use, and therefore, recommends that this proposal be denied.
- However, if Council determines that there is merit in allowing a TUP application to proceed on the subject site, the application should be referred back to Planning staff to complete the development application review process, including necessary referrals and notifications, and to then prepare Temporary Use Permit No. 7919-0155-00 for Council's consideration.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

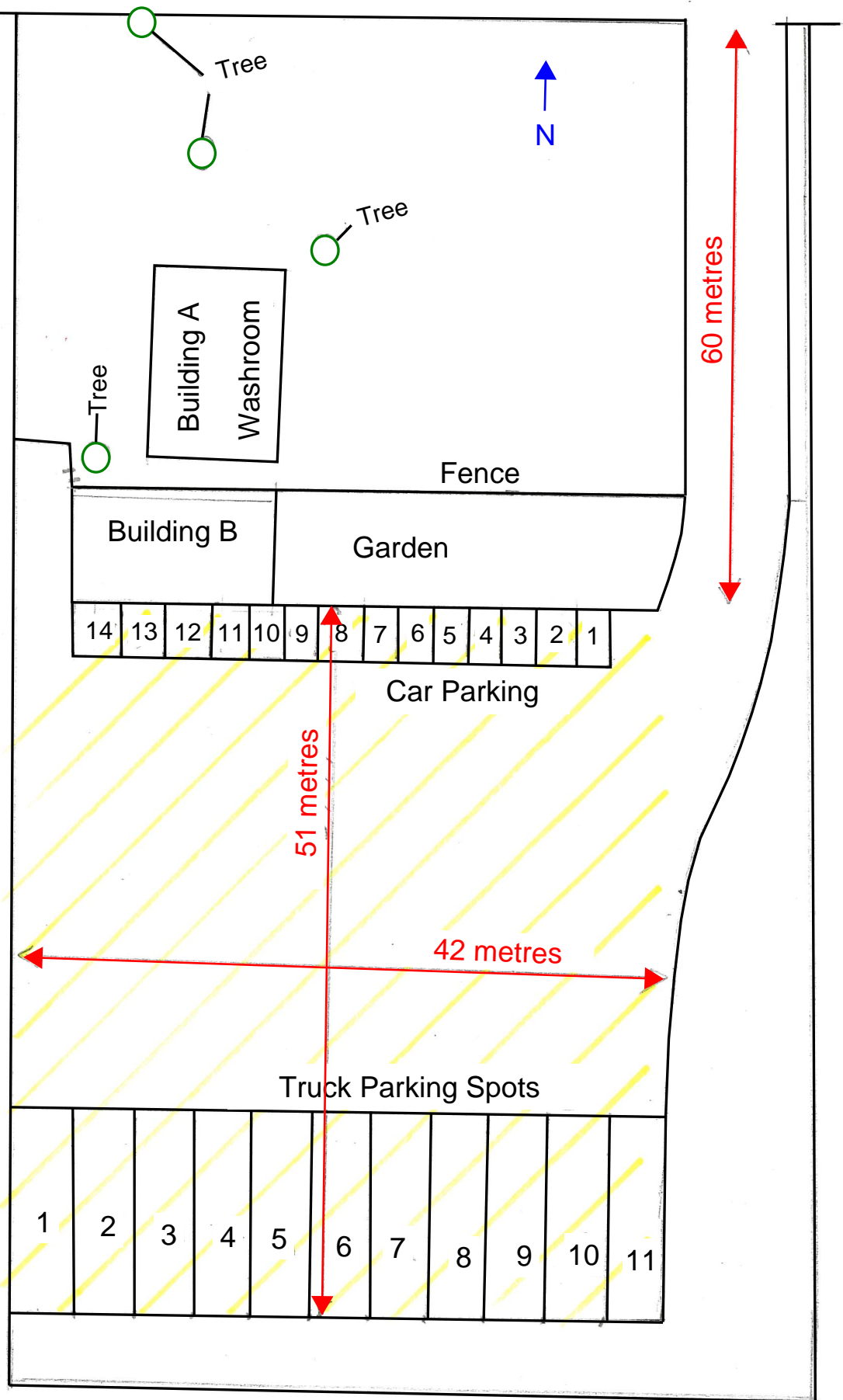
Appendix I. Site Plan  
Appendix II. Aerial Photos

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SJ/cm

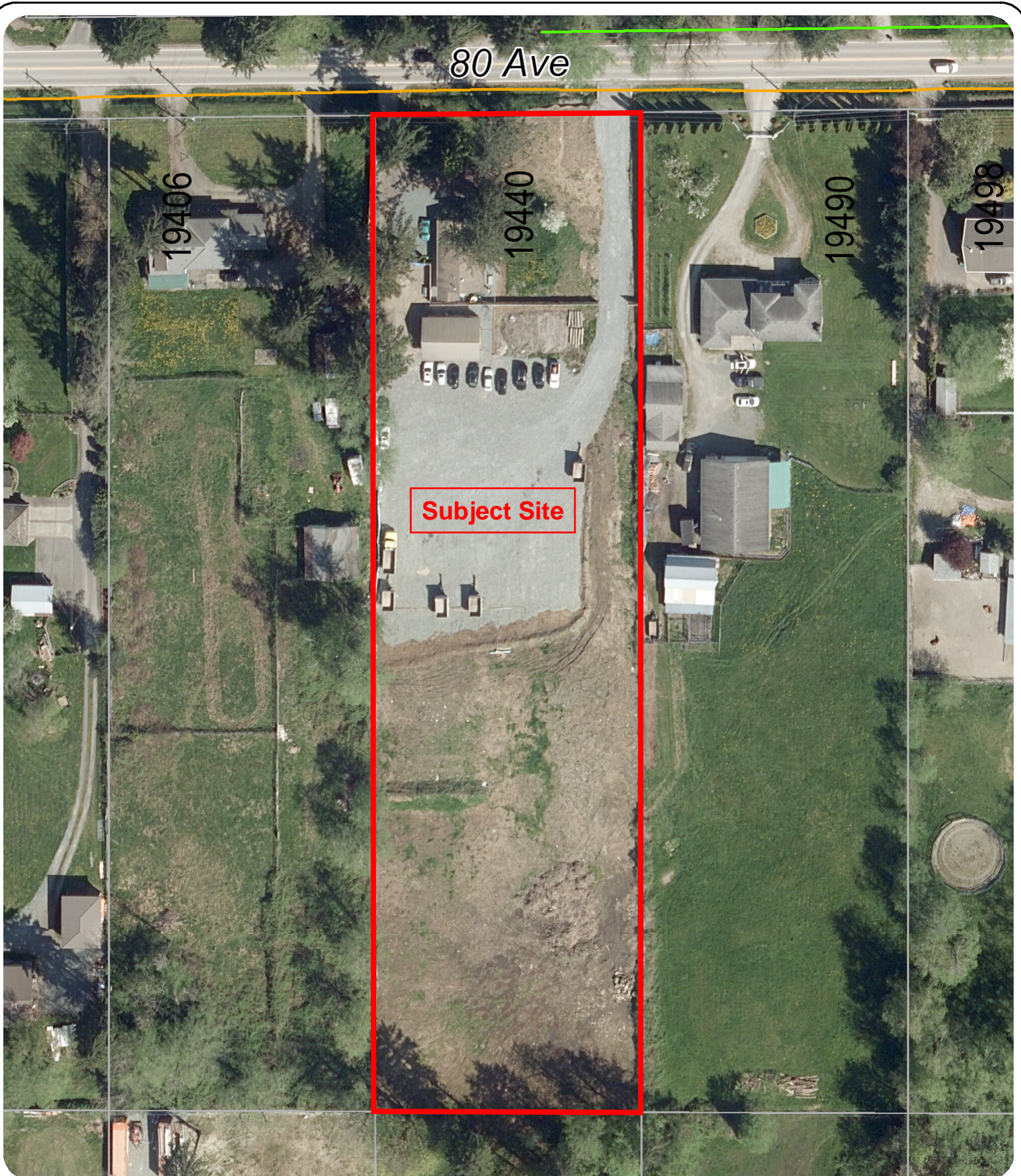
80 Ave



Parking area highlighted.

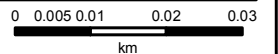
No trees in parking area.

Turning radius is more than enough needed.

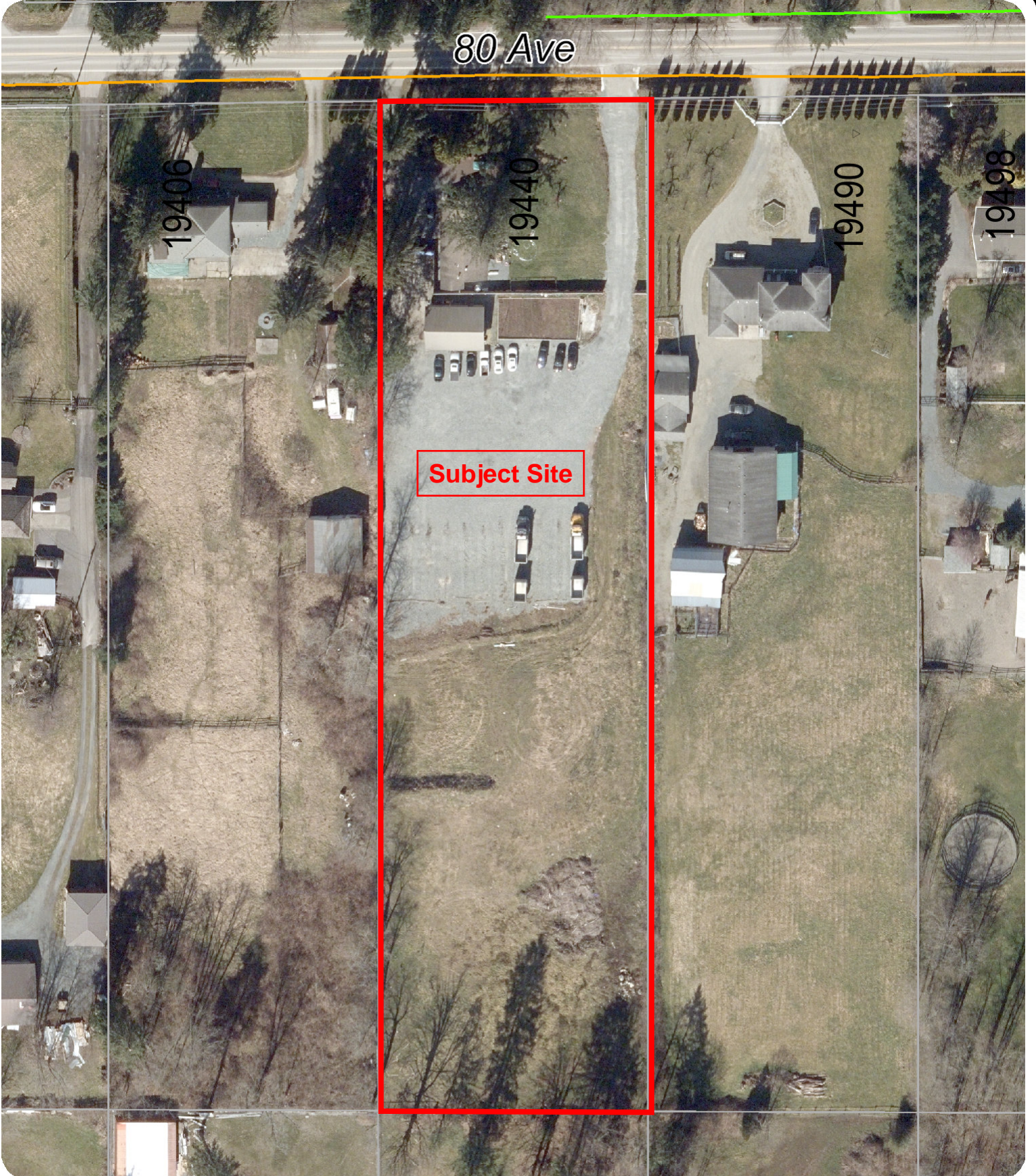


**Subject Site**

Scale: 1:1,000







Scale: 1:1,000

