

PROPOSAL:

- **Temporary Use Permit**

to allow truck parking for approximately 36 trucks on City-owned property in Bridgeview.

LOCATION:

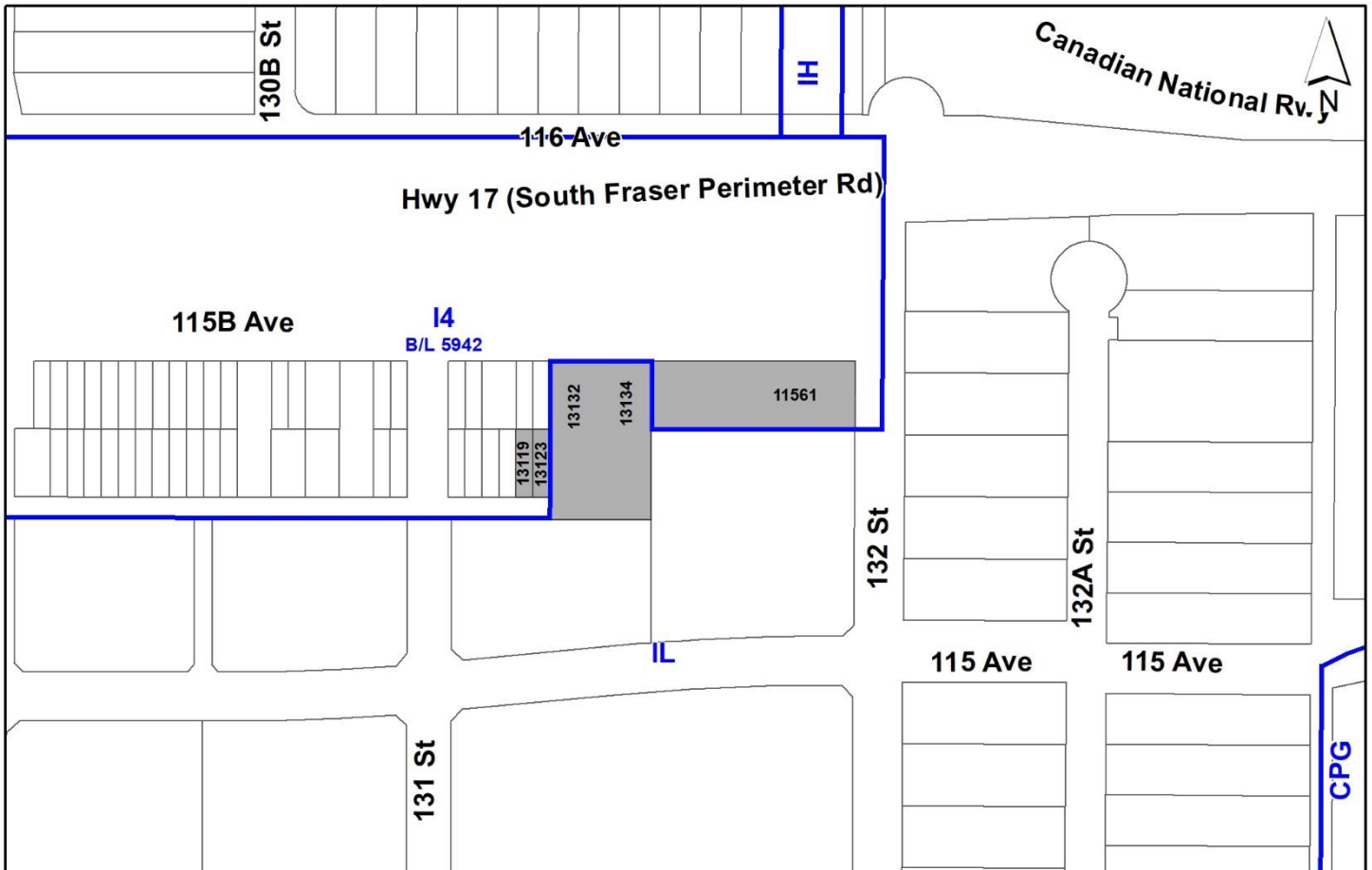
13132 (13134) - 115B Avenue
 13123 - 115A Avenue
 13119 - 115A Avenue
 11561 - 132 Street

ZONING:

IL and I-4(By-law No. 5942)

OCP DESIGNATION:

Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed use does not comply with the current zoning of a portion of the site, “Special Industrial Zone (I-4)” (By-law No. 5942), for three (3) of the four (4) lots (13123 115A Avenue, 13119 115A Avenue and 11561 132 Street).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The City has experienced a shortage of truck parking spaces, resulting in frequent Bylaw violations, misuse of truck routes, and numerous issues for Surrey businesses and residents. These issues include noise complaints, safety risks, road damage, and environmental concerns. The lack of adequate parking for large commercial vehicles is a key factor driving these challenges.
- The proposal will assist in providing much-needed authorized truck parking spaces in an appropriate location within the City.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- Landscaping/fencing along road frontages and adjacent neighbouring lots will be designed to ensure appropriate interface conditions.
- The site is in close proximity to Canadian National Railway line and major truck routes, including Highway No.17.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approves the Temporary Use Permit No. 7923-0349-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues 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;
 - (b) discharge of the existing combined Statutory Right-of-Way/ Restrictive Covenant (CA9032901/CA9032902) on the Title of the property at 11561 132 Street.
 - (c) input from the Ministry of Transportation & Infrastructure.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Sites	Vacant lots and one lot authorized for temporary parking	Industrial	IL, I-4(By-law No. 5942)
North (Across 115B Avenue)	Vacant lot	Industrial	I-4(By-law No. 5942)
East (Across 132 St):	Industrial buildings and Recycling Centre.	Industrial	IL
South:	Truck parking and servicing, and an industrial building.	Industrial	IL
West:	Residential building, vacant lot	Industrial	I-4(By-law No. 5942)

Context & Background

- The subject site is located at 13132 – 115B Avenue, 13123 – 115A Avenue, 13119 – 115A Avenue and 11561 – 132 Street in Bridgeview and has a total site area of 0.65 hectares.
- The sites are designated Industrial in the Official Community Plan.
- The site at 13132 – 115B Avenue is zoned Light Impact Industrial (IL) in Zoning By-Law No. 12000. All the other three sites (13123 – 115A Avenue, 13119 - 115A Avenue and 11561 - 132 Street) are zoned Special Industrial Zone (I-4) under Zoning By-law No. 5942.
- The site is within a Hazard Land DP area for Flood prone. However, a Hazard Land DP was waived for this application, as there are no habitable buildings proposed.

- The subject sites are adjacent to two (2) watercourses, a Class B (yellow-coded) ditch along 115B Avenue and a Class A/O (red-coded) ditch along 132 Street.
- Under Application No. 7919-0244-00, a Development Permit for Sensitive Ecosystem Area and a Temporary Use Permit to allow overflow truck parking for a neighboring truck repair/wash business was issued for a period of 3 years. However, the Temporary Use Permit expired in June, 2024.
- As a part of the Development Permit, 7919-0244-00, a combination Statutory Right-of-Way/ Restrictive Covenant for no disturbance was registered on the easternmost subject property (11561 - 132 Street), to ensure safeguarding and maintenance of the Streamside Protection Area in perpetuity. Hence, a Development Permit for Sensitive Ecosystems will not be required for the current development application.

DEVELOPMENT PROPOSAL

Planning Considerations

- Truck parking (Transportation Industry) is a permitted use in “Light Impact Industrial Zone (IL)”. However, it is not a permitted use under “Special Industrial Zone (I-4)” (By-law No. 5942).
- The subject Temporary Use Permit (TUP) application has been submitted to address this by-law non-compliance and to permit truck parking on a temporary basis.
- On March 11, 2024, under Corporate Report R048, Council approved a license agreement for the subject site between Prudential Transportation Ltd. and the City for a term of 36 months with an option to extend the TUP for an additional 36 months at the City’s discretion. Council also authorized the General Manager of Engineering to proceed with the preparation of the site for truck parking purposes including tree clearing, importing and compacting of gravel fill and the construction of driveway access.
- The applicant has provided a site plan for the proposed truck parking that includes the following:
 - parking spaces for approximately 36 trucks;
 - landscape screening and fencing along the perimeter of the site;
 - 10-metre wide access (to be finalized before final approval) from 131 Street for entering trucks and a 11 metres wide concrete driveway to exit the site to 115B Avenue for sites at 13132 - 115B Avenue, 13123 - 115A Avenue, and 13119 - 115A Avenue;
 - two separate 11-metre wide accesses to 115B Avenue for entering and exiting trucks for the site at 11561 - 132 Street;
 - surfacing with crushed gravel and appropriate grading that will convey all surface water into the City’s drainage system.
- No maintenance, repair or washing of vehicles/trucks will be permitted on the subject lot.
- The installation of the proposed landscaping will be undertaken by the City, whereas the perimeter fencing will be installed by Prudential Transportation Ltd.

- The City's contractual agreement with Prudential Transportation Ltd. will ensure that the landscaping and fencing will be maintained throughout the duration of the truck parking use.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	<p>Parks accept the removal of all city trees within the road right-of-way and in the City lots under development as recommended in the project arborist's report dated January 18, 2024.</p> <p>No further trees or vegetation are to be removed from future or existing parkland without pre-approval by Parks.</p> <p>Development Planning and Trees & Landscaping staff to ensure any screening guidelines for truck parking are met.</p>
Ministry of Transportation & Infrastructure (MOTI):	Comments from MOTI are pending and will need to be addressed as a condition of TUP issuance.
Surrey Fire Department	The Surrey Fire Service does not have any concerns with regards to this TUP for truck parking.

Transportation Considerations

- The site is in close proximity to Canadian National Railway line and major truck routes, including Highway No.17.
- The proposal will require an approximate 11-metre-wide access (to be finalized before final approval) from 131 Street for entering trucks and a 11-metre-wide concrete driveway to exit the site to 115B Avenue for sites at 13132 - 115B Avenue, 13123 - 115A Avenue, and 13119 - 115A Avenue.
- For the site at 11561 - 132 Street, two separate 11-metre wide accesses to 115B Avenue for entering and exiting trucks will be required.
- The attached site plan (Appendix I) demonstrates the feasibility of truck maneuvering within the site.
- The applicant will be required to provide sufficient queuing area and pave the driveway entrance.

Natural Area Considerations

- Two of the subject properties (13132 - 115B Avenue & 11561 - 132 Street) include open watercourses along their north boundary (south side of 115B Avenue) and east boundary (west side of 132 Street). The 115B Avenue ditch is identified as Class C (green) while the 132 Street ditch is identified as Class A(O) (red-dash).

- The applicant will be required to secure any applicable provincial and/or federal approvals for all the driveway crossings as required.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated Industrial in the Regional Growth Strategy. The proposed truck parking TUP will allow for the site to operate as an interim industrial use until the site can ultimately be redeveloped for more intensive industrial uses.

Official Community Plan

Land Use Designation

- The subject sites are designated “Industrial” in the OCP. The proposed use complies with the OCP designation, which is intended to support light and heavy industrial uses including manufacturing, warehouse, wholesale trade and equipment storage and repair, including transportation industry such as truck parking and truck repair/servicing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 10, 2024 and the Development Proposal Signs were installed on August 23, 2024. Staff received no responses from neighbouring residents or property owners.

TREES

- The site has been cleared for truck parking purposes. Perimeter landscaping including tree planting will be provided as a condition of this temporary truck parking use.

INFORMATION ATTACHED TO THIS REPORT

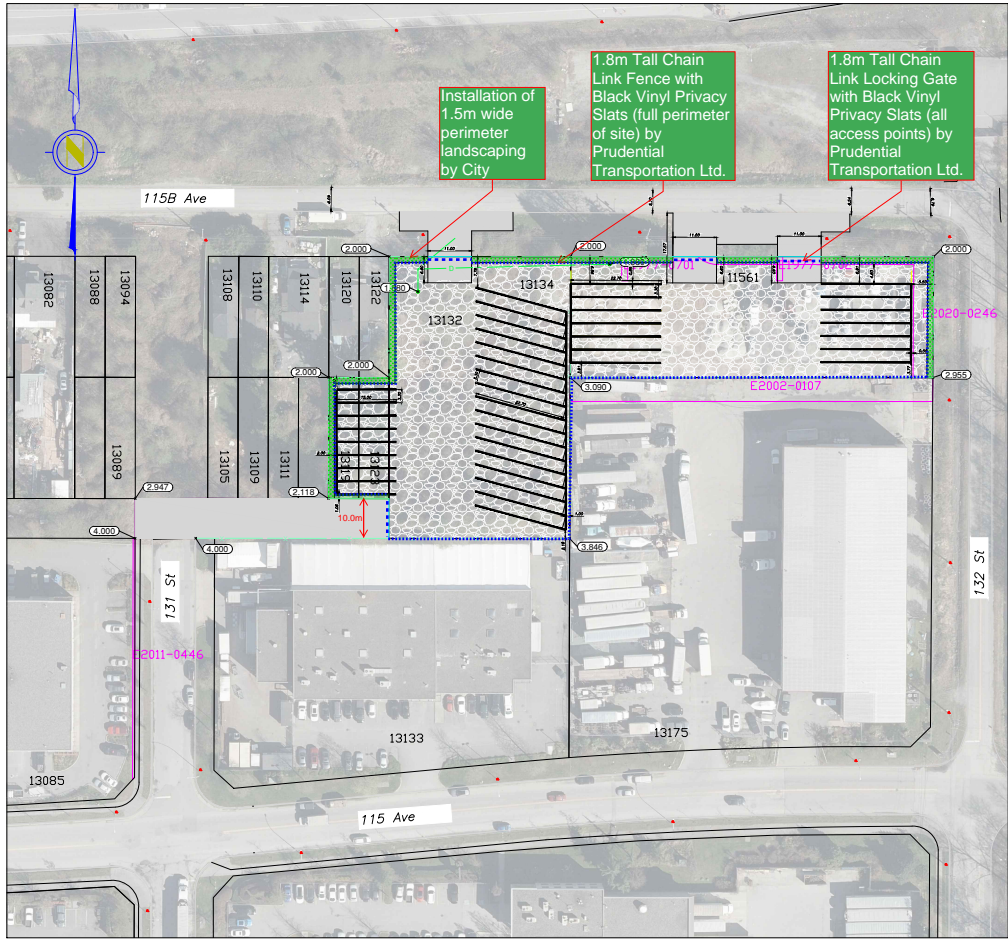
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. Temporary Use Permit No. 7923-0349-00

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

SPV/cm



TRUCK PARKING- 13132 115B AVENUE
 13119 115A Avenue
 11561 132 Street
 13123 115A Avenue

PROJECT LOCATION

REV	DATE	DESCRIPTION	APP
1			
2			
3			
4			
5			

I, AMIT JAIN, PROFESSIONAL ENGINEER IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS AS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING STANDARDS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SURREY DESIGN CRITERIA MANUAL, THE M.M.C.O. AND THE CITY OF SURREY STANDARD CONSTRUCTION DOCUMENTS, GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS, ADOPTED BY THE CITY OF SURREY.

CONSULTANT



CLIENT
CITY OF SURREY
 13450 - 104 AVE, SURREY, B.C., CANADA V3T 1V8

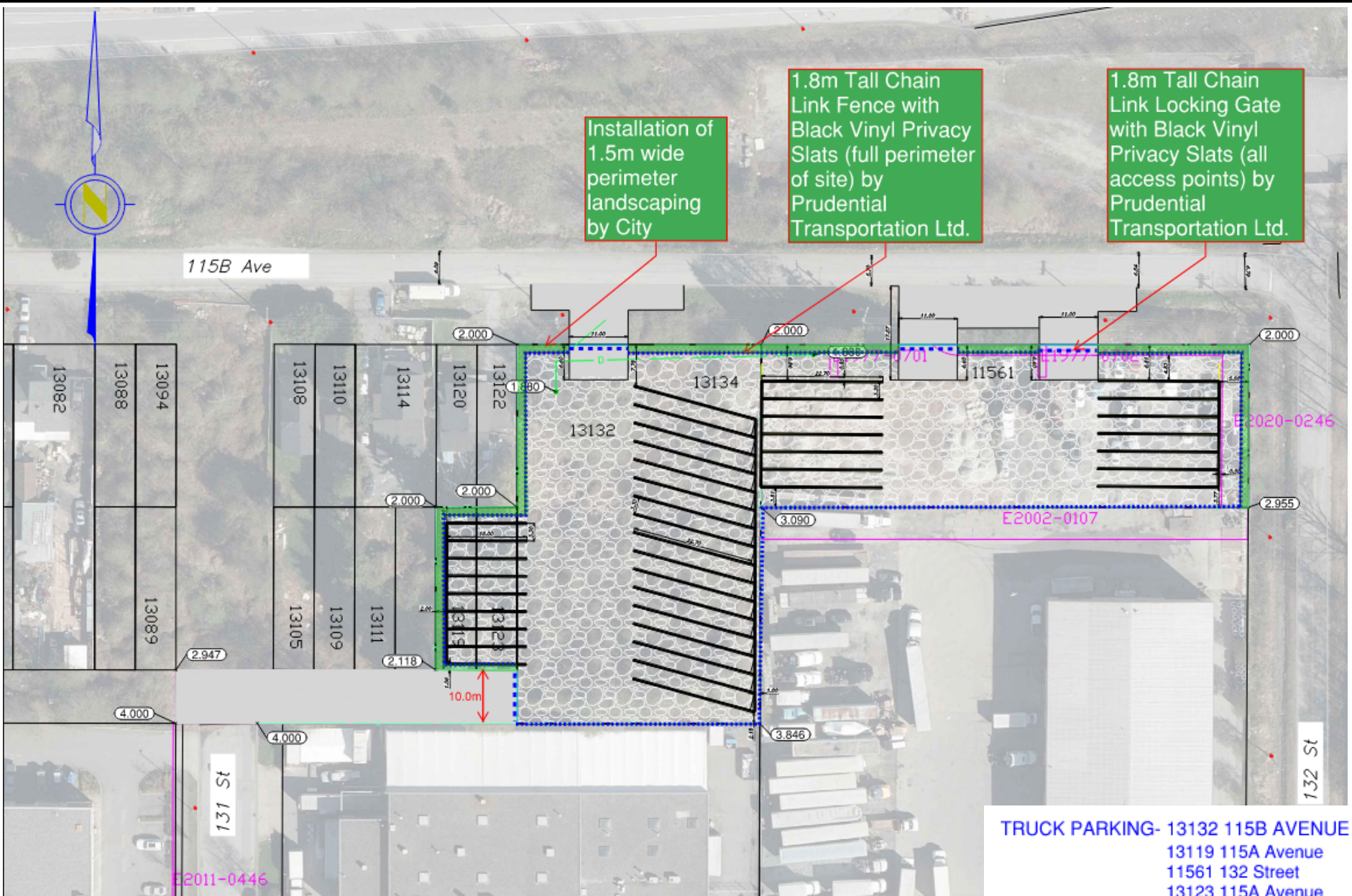
TITLE
COVER PAGE
 13132 115B AVENUE
 TRUCK PARKING LOT

SCALE: N/A	DATE: (YYYY-MM-DD) 2023.10.13	SURREY PROJECT NUMBER
DESIGNED: CU	CITY FILE NUMBER	DRAWING TYPE
DRAWN: CU	DWG. NO.	CIVIL
REVIEWED: AJ	C0	REV: 1

Installation of 1.5m wide perimeter landscaping by City

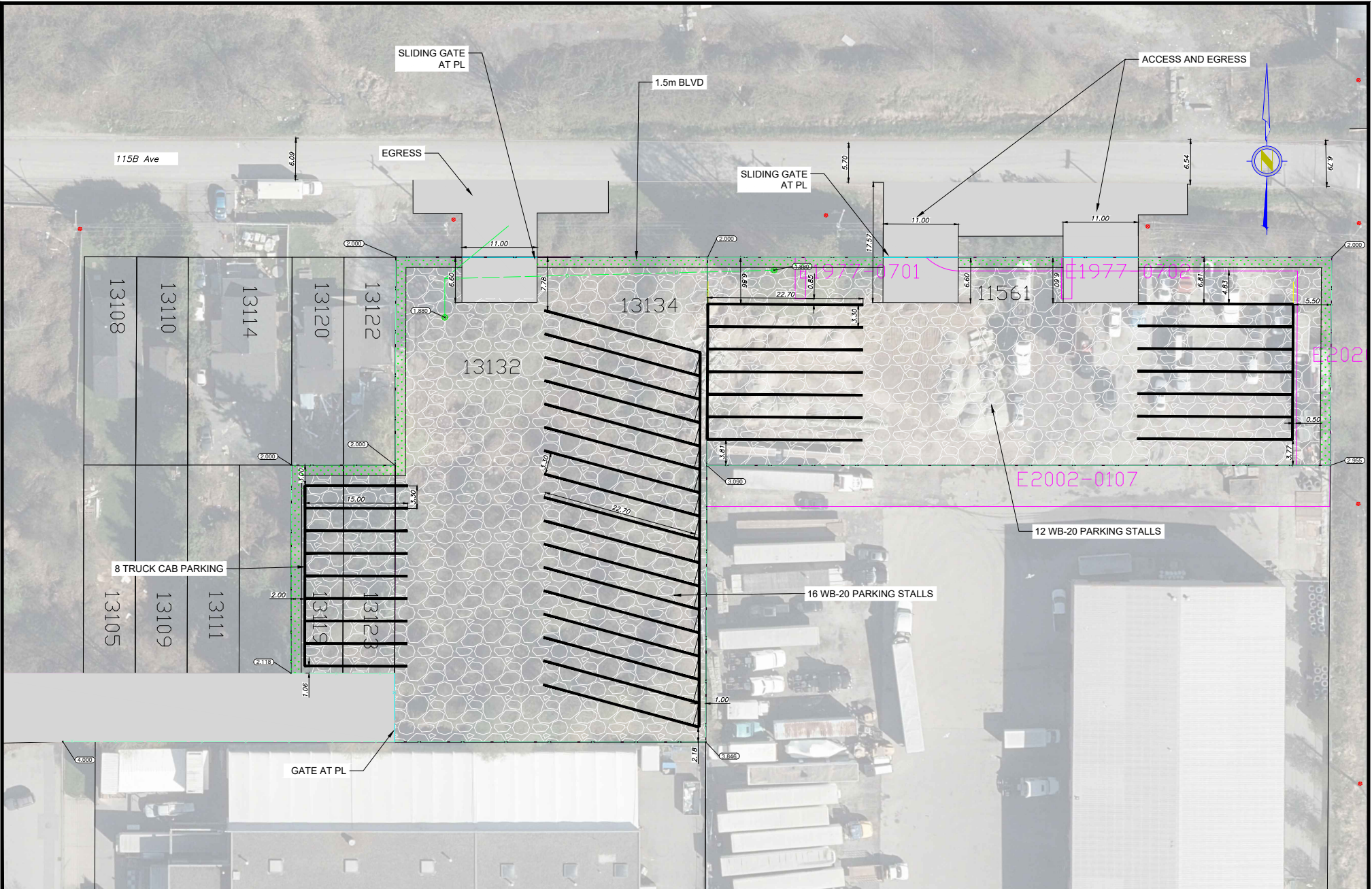
1.8m Tall Chain Link Fence with Black Vinyl Privacy Slats (full perimeter of site) by Prudential Transportation Ltd.

1.8m Tall Chain Link Locking Gate with Black Vinyl Privacy Slats (all access points) by Prudential Transportation Ltd.



TRUCK PARKING- 13132 115B AVENUE
 13119 115A Avenue
 11561 132 Street
 13123 115A Avenue

<p>DATE: 2023-10-13 PROJECT: TRUCK PARKING LOT CLIENT: CITY OF SURREY CONSULTANT: [Blank]</p>	<p>CLIENT: CITY OF SURREY 13450 - 104 AVE., SURREY, B.C., CANADA V3T 1V9</p> <p>TITLE: COVER PAGE 13132 115B AVENUE TRUCK PARKING LOT</p>	<p>SCALE: [Blank]</p> <p>DATE: 2023-10-13 CITY: SURREY PROJECT NUMBER: [Blank]</p> <p>DESIGNED BY: CU CHECKED BY: CU APPROVED BY: AJ</p> <p>DATE: 2023-10-13 SCALE: C0 NO.: 1</p>	<p>DRAWING TYPE: CIVIL</p>
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LEGAL DESCRIPTION			
SURVEY BENCHMARK			
REV	DATE	DESCRIPTION	APP
1			
2			
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1	2023-11-21	ISSUED FOR INTERNAL REVIEW	AJ

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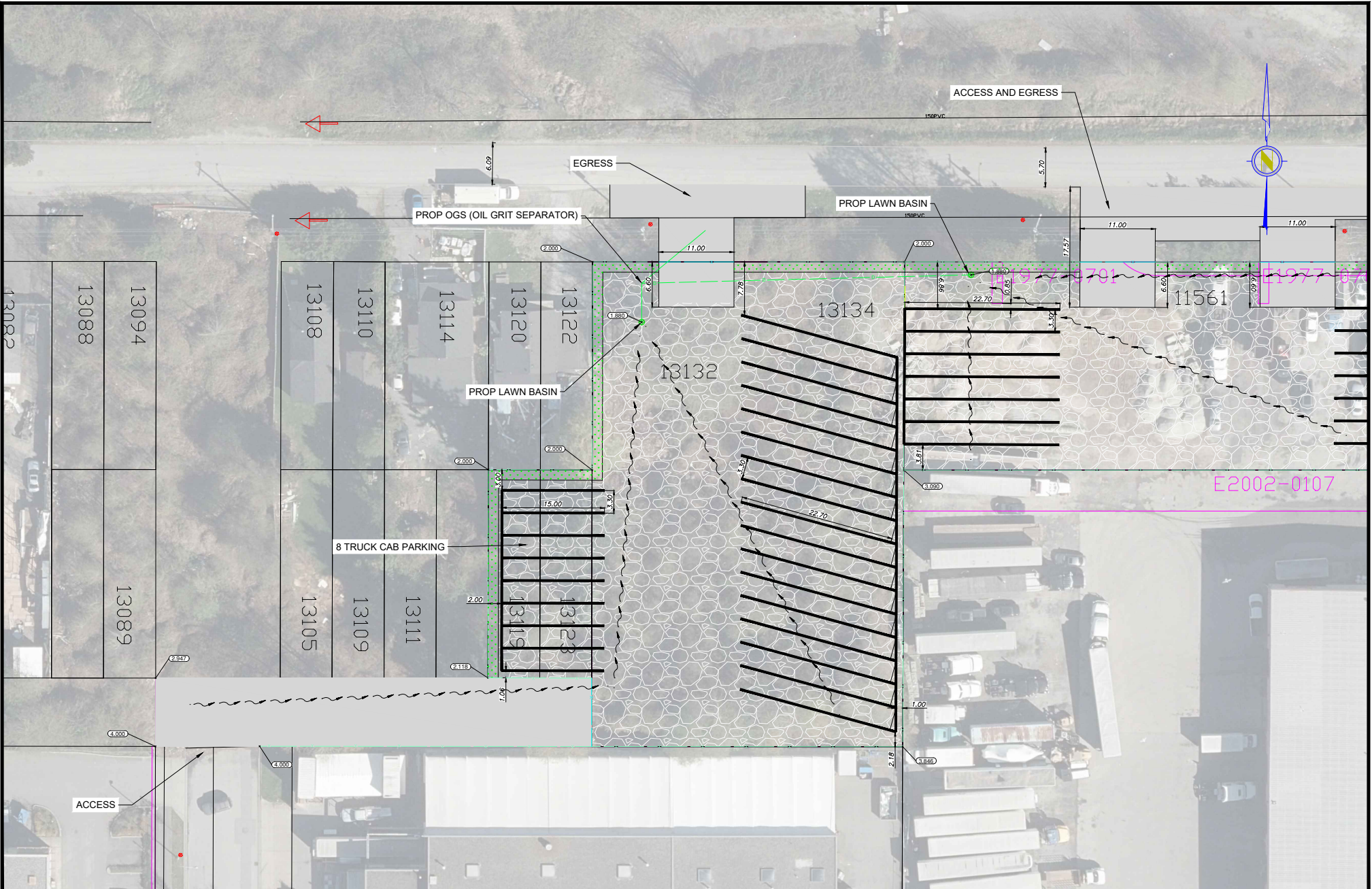
CONSULTANT



CLIENT
CITY OF SURREY
 13450 - 104 AVE, SURREY, B.C., CANADA V3T 1V8

TITLE
GENERAL DETAILS
 13132 115B AVE
 TRUCK PARKING LOT

SCALE: N/A		DATE: (YYYY-MM-DD) 2023.10.13		SURREY PROJECT NUMBER	
DESIGNED: CU		CITY FILE NUMBER		DRAWING TYPE	
DRAWN: CU		DWG. NO.		CIVIL	
REVIEWED: AJ		C1		REV: 1	



SCALE DESCRIPTION

SURVEY BENCHMARK

REV	DATE	DESCRIPTION	APP
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2023-10-21 ISSUED FOR INTERNAL REVIEW

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CONSULTANT



CITY OF SURREY

CLIENT
CITY OF SURREY
 13450 - 104 AVE. SURREY, B.C., CANADA V3T 1V8

TITLE
GENERAL DETAILS
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TRUCK PARKING LOT

SCALE: N/A

DATE: (YYYY-MM-DD)
 2023.10.13

CITY FILE NUMBER

DESIGNED: CU

DRAWN: CU

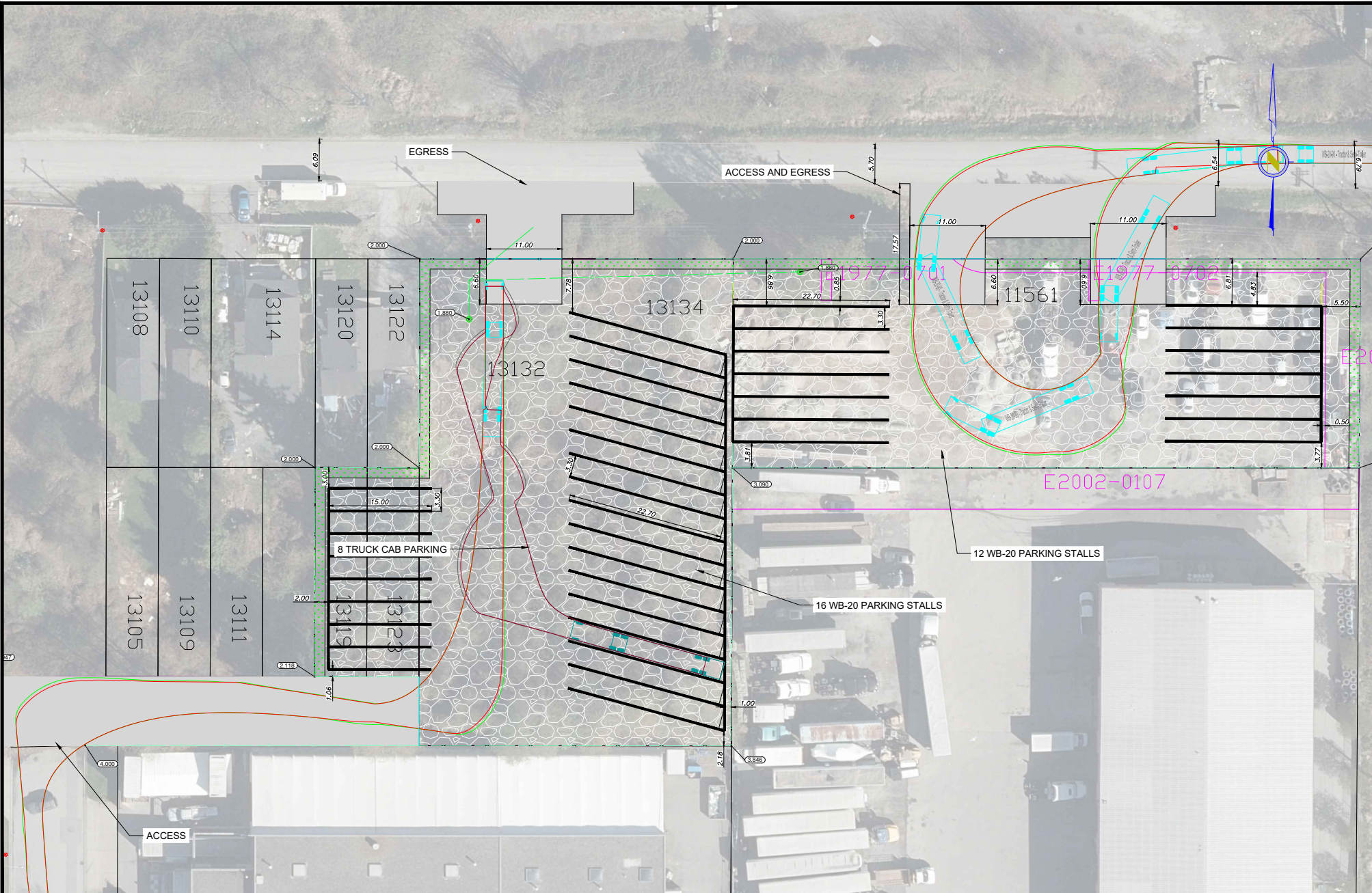
REVIEWED: AJ

DRAWING NO.: C1

REV: 1

SURREY PROJECT NUMBER
 2023.10.13

DRAWING TYPE
CIVIL



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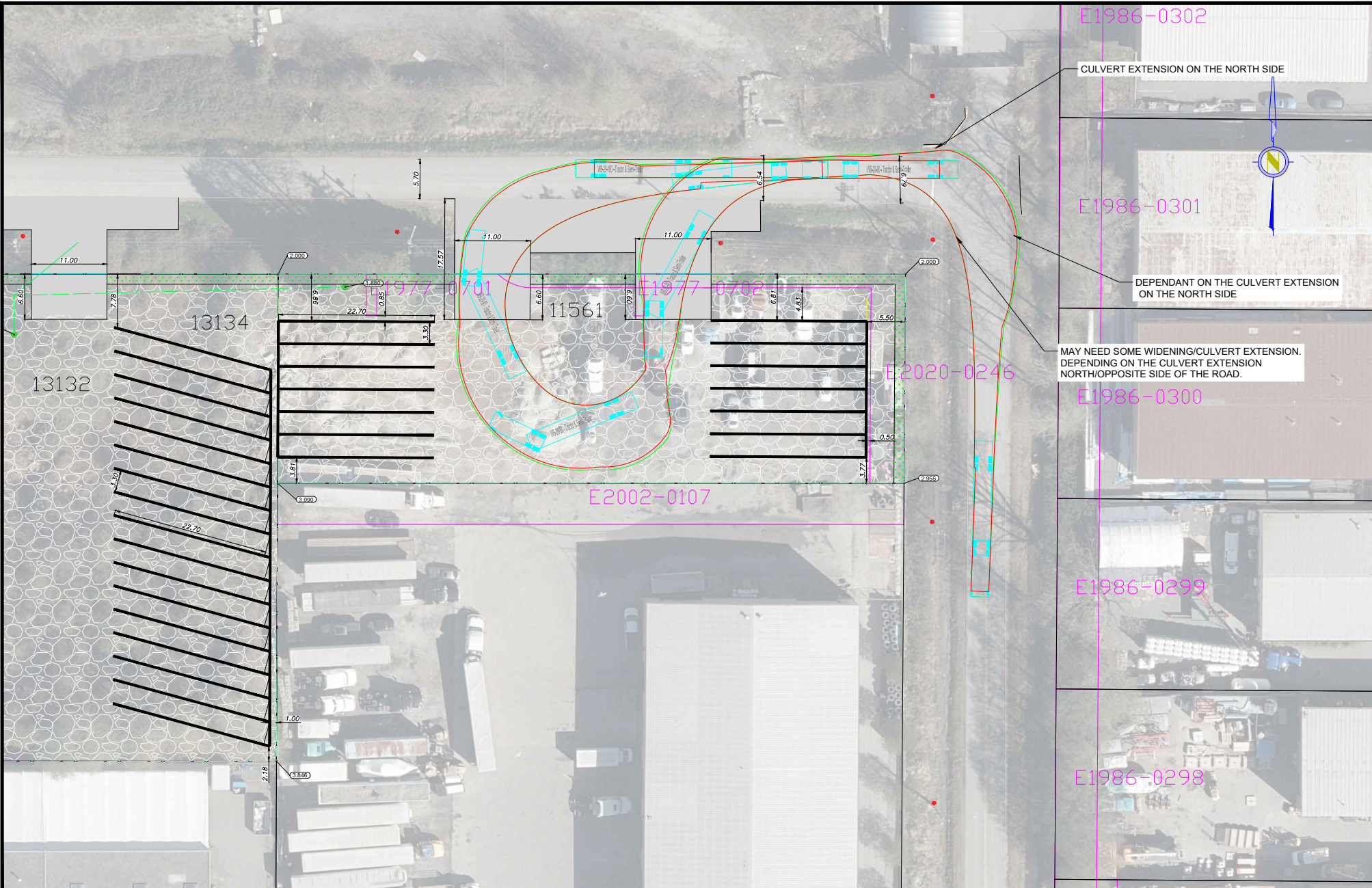


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 13450 - 104 AVE, SURREY, B.C., CANADA V3T 1V8

TITLE
GENERAL DETAILS
 13132 115B AVE
 TRUCK PARKING LOT

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DRAWN: CU	DWG. NO.	CIVIL
REVIEWED: AJ	C1	REV: 1

SEAL



E1986-0302

CULVERT EXTENSION ON THE NORTH SIDE

E1986-0301

DEPENDANT ON THE CULVERT EXTENSION ON THE NORTH SIDE

E2020-0246

MAY NEED SOME WIDENING/CULVERT EXTENSION, DEPENDING ON THE CULVERT EXTENSION NORTH/OPPOSITE SIDE OF THE ROAD.

E1986-0300

E1986-0299

E1986-0298



LEGAL DESCRIPTION		
REV	DATE	DESCRIPTION
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2023-10-21 ISSUED FOR INTERNAL REVIEW

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CONSULTANT



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13450 - 104 AVE, SURREY, B.C., CANADA V3T 1V8

TITLE
GENERAL DETAILS
13132 115B AVE
TRUCK PARKING LOT

SCALE: N/A	DATE: (YYYY-MM-DD) 2023.10.13	SURREY PROJECT NUMBER
DESIGNED: CU	CITY FILE NUMBER	DRAWING TYPE
DRAWN: CU	DWG. NO.	CIVIL
REVIEWED: AJ	C1	REV: 1

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **September 04, 2024**

PROJECT FILE: **7823-0349-00**

RE: **Engineering Requirements**

Location: 11561 132 St

TEMPORARY USE PERMIT

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

- Construct road improvements from the site to the intersection of 115B Avenue and 132 Street to support truck turning movements.
- Construct adequate driveway access and extend paved access into the site for minimum one truck length.
- Implement on-site storm mitigation to prevent uncontrolled runoff to adjacent properties. Capture and convey all runoff to a single municipal storm connection and maintain pre-development flow levels.
- Secure applicable provincial and federal approvals for all impacted streams, as required.

A Servicing Agreement is required. Works and Services must be constructed and placed on final maintenance prior to issuance of the Temporary Use Permit.



Daniel Sohn, P.Eng.
Development Process Manager

BD

(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0349-00

Issued To: City of Surrey
(“the Owner”)

Address of Owner: 13450 104 AVE
SURREY BC V3T 1V8

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: 011-602-384
LOT 43 BLOCK 39 SECTION 9 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN 480
13123 115A Ave

Parcel Identifier: 011-602-392
LOT 44 BLOCK 39 SECTION 9 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN 480
13119 115A Ave

Parcel Identifier: 030-116-031
LOT A SECTION 9 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT
PLAN EPP71306
11561 132 St

Parcel Identifier: 025-435-230
LOT 4 SECTION 9 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT
PLAN LMP54470
13132 115B Ave

(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 for truck parking, as shown on Schedule A.
5. The temporary use shall be carried out according to the following conditions:
 - (a) No truck washing or truck repair/servicing is permitted on the Land.
 - (b) Truck access shall be from 115B Avenue, and 131 Street as demonstrated on Schedule A.
 - (c) The landscaping shall conform to drawings shown on Schedule A and numbered 7923-0349-00 (1) (the "Landscaping") which is attached hereto and forms part of this permit.
 - (d) The landscaping and fencing should be maintained for the duration of the Temporary Use Permit.
 - (e) The installation of the proposed landscaping will be undertaken by the City, whereas the perimeter fencing will be installed by Prudential Transportation Ltd.
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 – Brenda Locke

City Clerk and
Director Legislative Services
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.

Authorized Agent: 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) demolish or remove all buildings and/or structures that are permitted to be constructed 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)

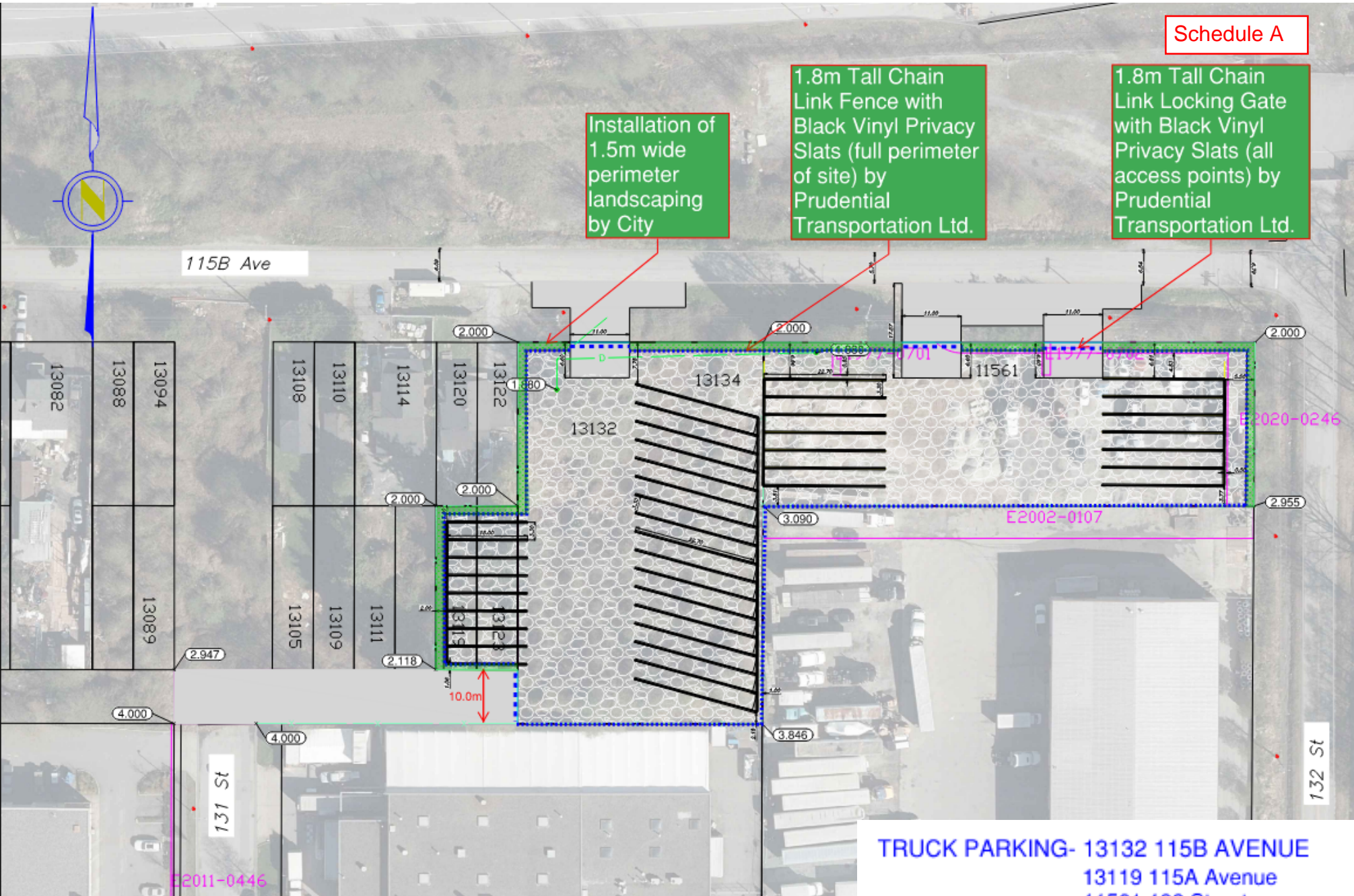
(Witness)

Schedule A

Installation of 1.5m wide perimeter landscaping by City

1.8m Tall Chain Link Fence with Black Vinyl Privacy Slats (full perimeter of site) by Prudential Transportation Ltd.

1.8m Tall Chain Link Locking Gate with Black Vinyl Privacy Slats (all access points) by Prudential Transportation Ltd.



"7923-0349-00 (1) (Landscaping)"

TRUCK PARKING- 13132 115B AVENUE
13119 115A Avenue
11561 132 Street
13123 115A Avenue

<p>DATE: 2023.11.13 CITY: SURREY PROJECT: TRUCK PARKING</p>		<p>CONSULTANT</p>		<p>CITY OF SURREY 13450 - 154 AVE. SURREY, B.C., CANADA V3T 1V8</p>		<p>SCALE: N/A DATE: 2023.11.13 CITY: SURREY PROJECT: TRUCK PARKING</p>	
<p>CLIENT</p>		<p>CITY OF SURREY</p>		<p>TITLE</p>		<p>ENGINEER TYPE</p>	
<p>COVER PAGE</p>		<p>13132 115B AVENUE TRUCK PARKING LOT</p>		<p>CIVIL</p>		<p>NO. 1</p>	