

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0350-00

Planning Report Date: September 9, 2024

PROPOSAL:

- Temporary Use Permit

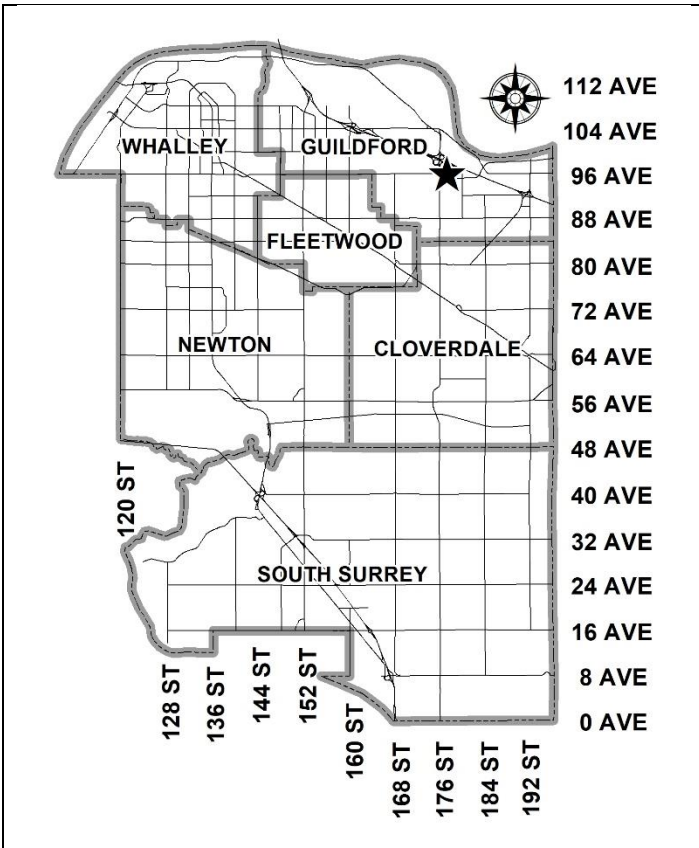
to allow a temporary truck parking facility for approximately 41 trucks on a City owned site in Anniedale-Tyenhead.

LOCATION: 17768- 96 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Light Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed truck parking use is not permitted in the RA zone.
- The applicant is proposing to temporarily use the subject site for truck parking.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Light Industrial" designation in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- 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 thus assist in providing much-needed authorized truck parking spaces in an appropriate location within the City.
- The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment.
- The road network is in the process of being upgraded in the area. The applicant will be required to complete any remaining road upgrades (widening) to ensure adequate truck access from the frontage of the property to the intersection of Golden Ears Way and 180 Street.
- 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 (South Fraser Perimeter Road), Highway No. 15 (176 Street), Highway No. 1, and Golden Ears Way.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0350-00 (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) input from the Ministry of Transportation & Infrastructure;

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land	Light Industrial	RA
North (Across 96 Avenue):	Single family dwelling on acreage	Light Industrial	RA
East:	Single family dwelling on acreage, under Development Application 7923-0249-00 to allow temporary truck parking.	Light Industrial	RA
South (Across Golden Ears Way):	Single family dwelling on acreage.	Trail and High density residential	RA
West:	Single family dwelling on acreage.	Light Industrial	RA

Context & Background

- The 0.76- hectare subject site is located at 17768- 96 Avenue in Anniedale-Tynehead and is zoned "One-Acre Residential Zone (RA)", designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and designated "Mixed Employment" in the Official Community Plan (OCP).
- The Planning & Development Department has received various proposals and inquiries about temporary truck parking and outdoor storage over the past few years in this area of Anniedale-Tynehead.

- Temporary Use Permit applications for truck parking have been submitted to the immediate east at 17802– 96 Avenue (7923-0249-00) and four TUPs have been submitted further east. Some of these applications have received preliminary support from Council and others are pre-Council but are expected to proceed to Council soon.
- The subject site is adjacent to a Class B (yellow- coded) ditch along 96 Avenue.
- The proposed development is within the Development Permit Area for Sensitive Ecosystems pertaining to Streamside and Green Infrastructure Network (GIN). However, the GIN is located south of Golden Ears Way and does not impact the subject site. The truck parking use is setback from the 96 Avenue ditch and as such, a Development Permit (Sensitive Ecosystem) has not been required for the development proposal.

DEVELOPMENT PROPOSAL

Planning Considerations

- Truck parking (Transportation Industry) is not a permitted use in "One-Acre Residential Zone (RA)".
- The subject Temporary Use Permit (TUP) application has been submitted to address this non-compliance and to allow truck parking on a temporary basis.
- On March 11, 2024, under Corporate Report Ro48, 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 41 trucks;
 - landscape screening and fencing along the perimeter of the site;
 - 13-metre wide access driveway with culvert from 96 Avenue for entering and exiting trucks;
 - 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 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:	No comments.
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:	No concerns

Transportation Considerations

- The site is in close proximity to the Canadian National Railway line and major truck routes, including Highway No. 17 (South Fraser Perimeter Road), Highway No. 15 (176 Street), Highway No. 1, and Golden Ears Way.
- The proposal will require a 13-metre-wide access driveway with culvert from 96 Ave for entering and exiting trucks. No access will be provided from Golden Ears Way.
- The attached site plan (Appendix I) demonstrates the feasibility of truck maneuvering within the site.
- The applicant will be required to provide adequate queuing space and pave the driveway entrance.

Natural Area Considerations

- The applicant completed a preliminary watercourse assessment for the subject site. The assessment was prepared by the Qualified Environmental Professional (QEP) David Neufeld, *R.P. Bio.*, of ISL Engineering and Land Services, dated July 11, 2024.
- The watercourse assessment determined that a Class B (yellow-coded) ditch is located along 96 Avenue. The assessment did not identify any definable barriers to fish access in this ditch. However, the habitat quality within this constructed feature was poor.
- As determined by the QEP, this watercourse would not be subject to the fish and fish habitat protection provisions of the Fisheries Act. The watercourse is also not subject to the provincial RAPR because it is not connected by surficial flow to downstream fish habitat at any time of year and is not integral to a stream.
- The City's contractual agreement with Prudential Transportation Ltd. will stipulate that the truck parking operations shall remain setback from the 96 Avenue ditch.

- The applicant will be required to secure applicable provincial and/or federal approvals for the ditch crossing as required.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is designated " Mixed Employment " in the OCP. The proposed use complies with the OCP designation, which is intended to support a mix of industrial, commercial, business and office use that are not suited for locations within Town Centres or commercial centres. Industrial uses are encouraged to be located in Mixed Employment designated areas.

Secondary Plans

Land Use Designation

- The subject site is designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Light Industrial designation is intended for manufacturing, processing, warehousing, and distribution of goods in an industrial park development.
- The proposed temporary use is considered to be supportable as it will allow an authorized, interim use of the land until it is economically viable for redevelopment, in accordance with the Anniedale-Tynehead NCP. 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.
- In addition, the temporary use will assist in providing much-needed authorized truck parking spaces within the City.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 9, 2024, and the Development Proposal Signs were installed on August 23, 2024. Staff received one (1) response from a neighbouring resident (*staff comments in italics*):
 - The resident expressed concerns with respect to tree clearing in this area and requested information on how the removal will be compensated. They also had questions with respect to how the City will be treating the Sensitive Ecosystem Development Permit Area and expressed concerns on sensitive areas. They also commented that the increased truck parking in the area has made the area less livable and requested more details on landscaping buffers to screen the proposed use from residential areas.

(The site was previously cleared. The applicant will be providing landscaping buffer and fencing around the perimeter of the site to ensure adequate screening.)

The applicant completed a preliminary watercourse assessment, and the development proposal is designed to address the recommendations of the report. The applicant will be required to secure applicable provincial and federal approvals for the driveway crossing as required. The proposal complies with "Light Industrial" designation in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and "Mixed Employment" designation in the Official Community Plan (OCP) which supports industrial use. The proposed temporary use is considered to be supportable as it will allow an authorized, interim use of the land until it is economically viable for redevelopment, in accordance with the Anniedale-Tynehead NCP.)

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

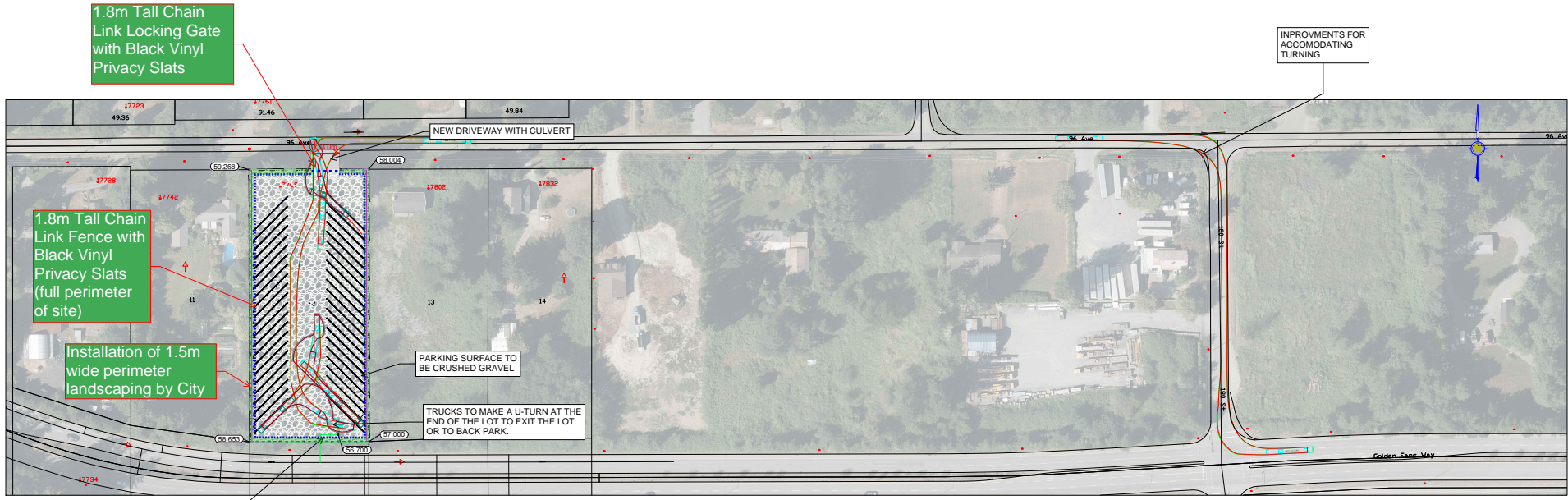
The following information is attached to this Report:

Appendix I.	Site Plan,
Appendix II.	Engineering Summary
Appendix III.	Temporary Use Permit No. 7923-0350-00

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

SPV/cm



TRUCK PARKING LOT - 17768 96 AVE
PROJECT LOCATION

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
1	2023-11-21	ISSUED FOR INTERNAL DISCUSSION	AJ

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 IMCO, AND THE CITY OF SURREY STANDARD CONSTRUCTION DOCUMENTS, GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS, ADOPTED BY THE CITY OF SURREY.

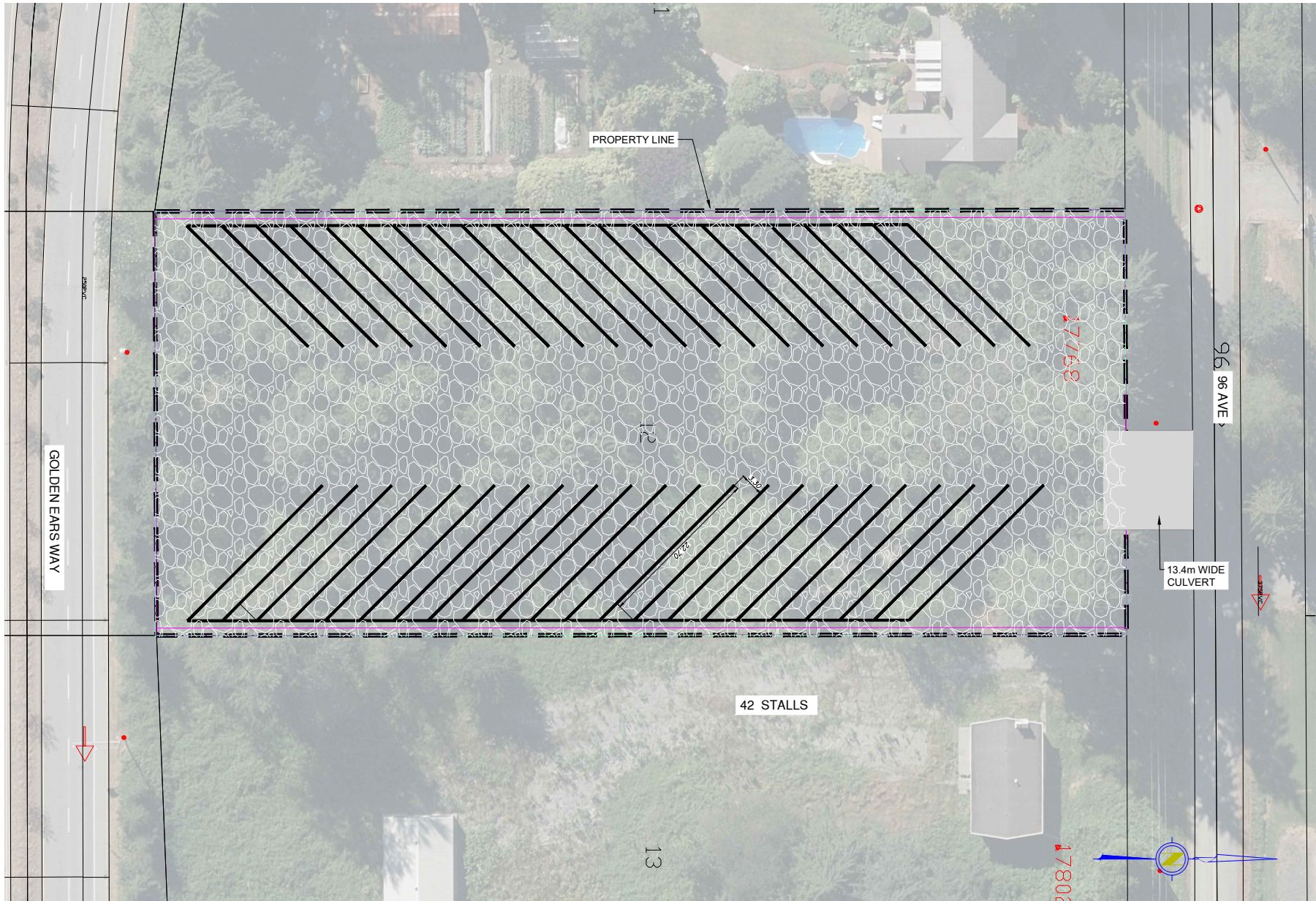
CONSULTANT



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

TITLE
COVER PAGE
17768 96 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	DRAWN: NO	CIVIL
REVIEWED: AJ	REV: 1	



REV	DATE	DESCRIPTION	APP
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1	2023-11-21	ISSUED FOR INTERNAL DISCUSSION	AJ

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 IMCO, AND THE CITY OF SURREY STANDARD CONSTRUCTION DOCUMENTS, GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS, ADOPTED BY THE CITY OF SURREY.

CONSULTANT



CITY OF SURREY

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

TITLE
GENERAL DETAILS
 PARKING LOT LAYOUT
 PARKING LOT

SCALE: N/A

DATE: (YYYY-MM-DD)
 2023.10.13

DESIGNED: CU

DRAWN: CU

REVIEWED: AJ

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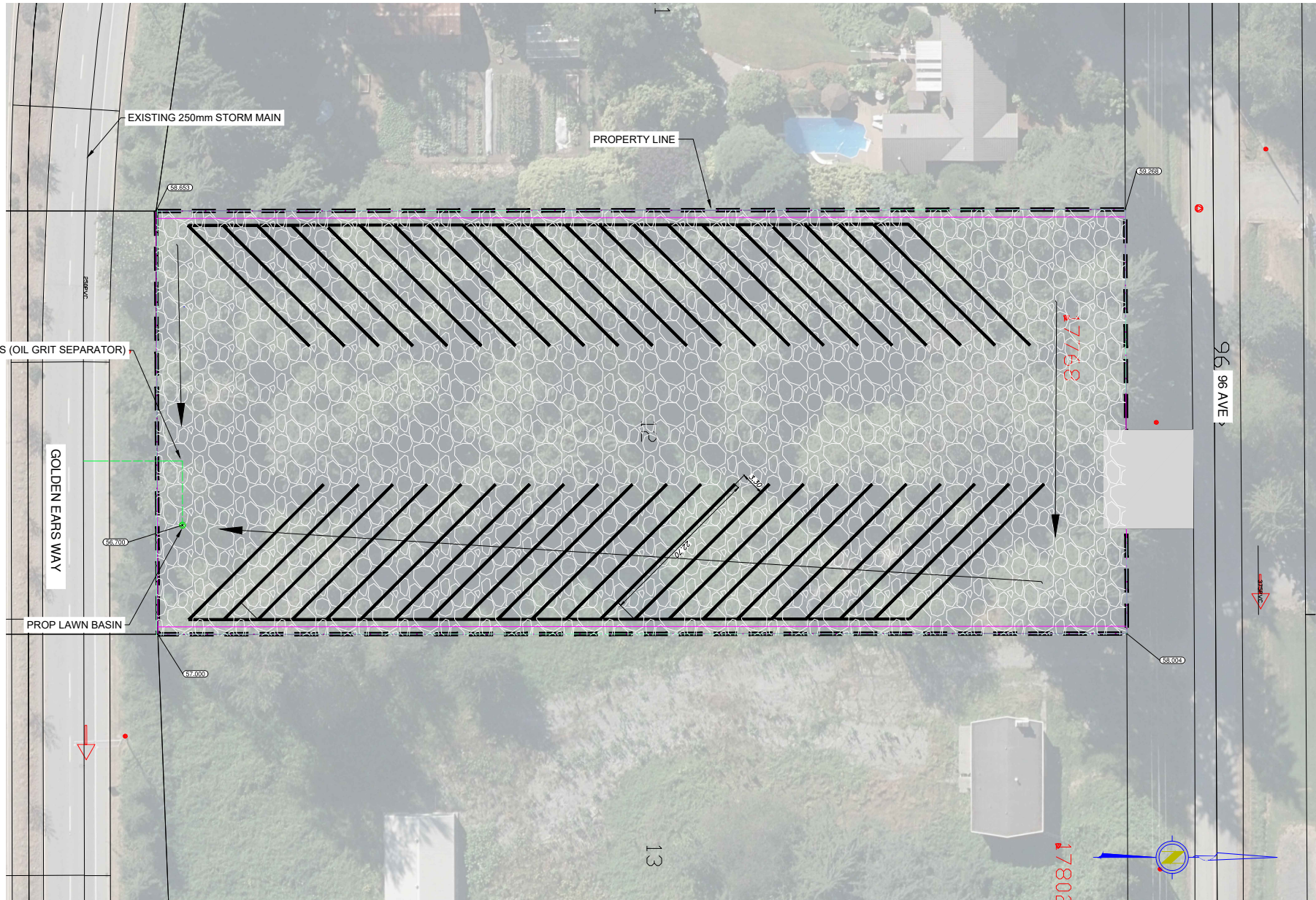
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13450 - 104 AVE. SURREY, B.C., CANADA V3T 1V8

TITLE

GENERAL DETAILS

PARKING LOT LAYOUT
PARKING LOT

SCALE

SCALE: N/A

DATE: (YYYY-MM-DD)

2023.10.13

CITY FILE NUMBER

172x-00x

SURREY PROJECT NUMBER

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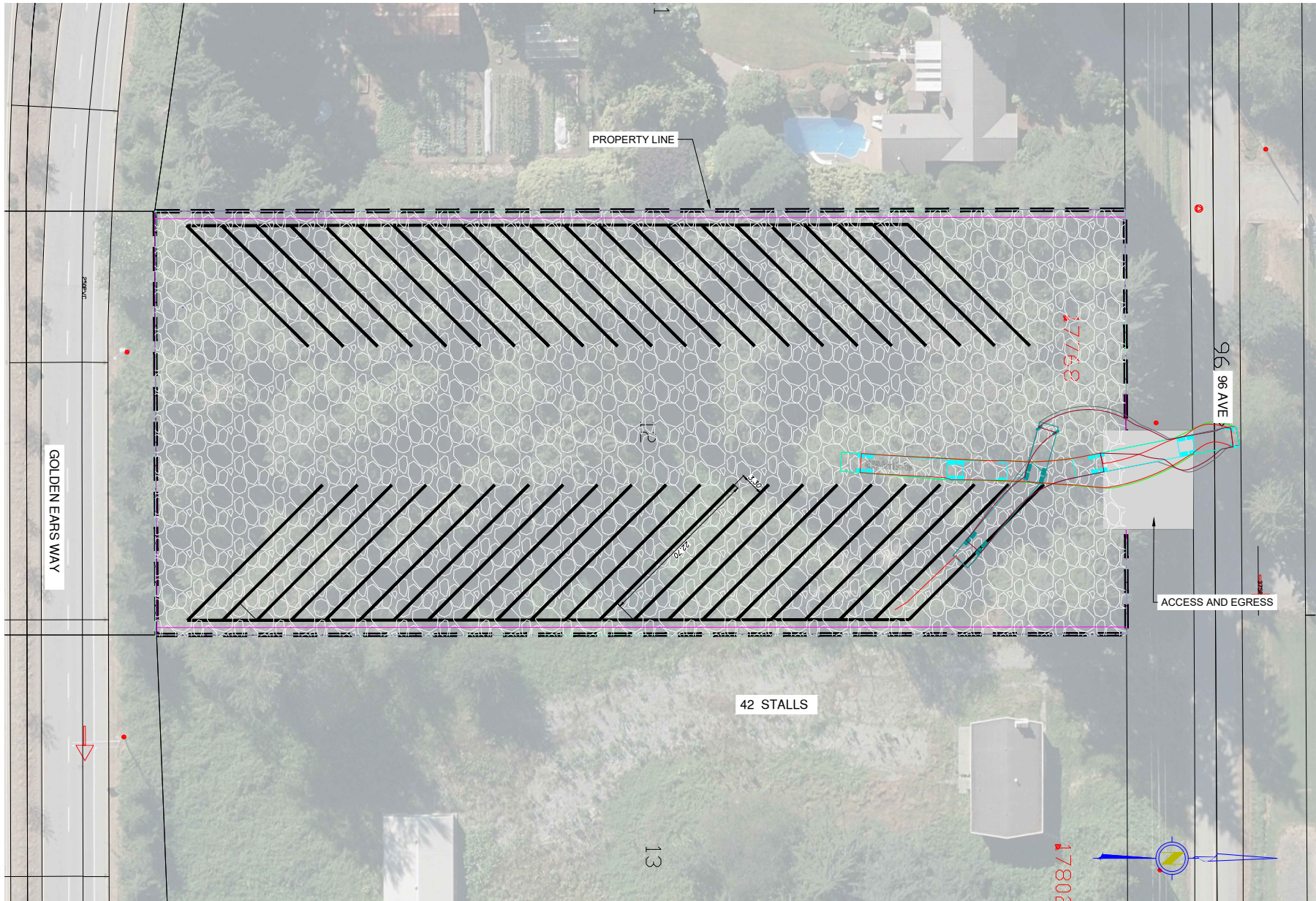
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REV.

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REV	DATE	DESCRIPTION	APP
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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 IMCO, AND THE CITY OF SURREY STANDARD CONSTRUCTION DOCUMENTS, GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS, ADOPTED BY THE CITY OF SURREY.

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

TITLE
GENERAL DETAILS
 PARKING LOT LAYOUT
 PARKING LOT

SCALE: N/A

DATE: (YYYY-MM-DD)
 2023.10.13

CITY FILE NUMBER
 172x-00x

DESIGNED: CU

DRAWN: CU

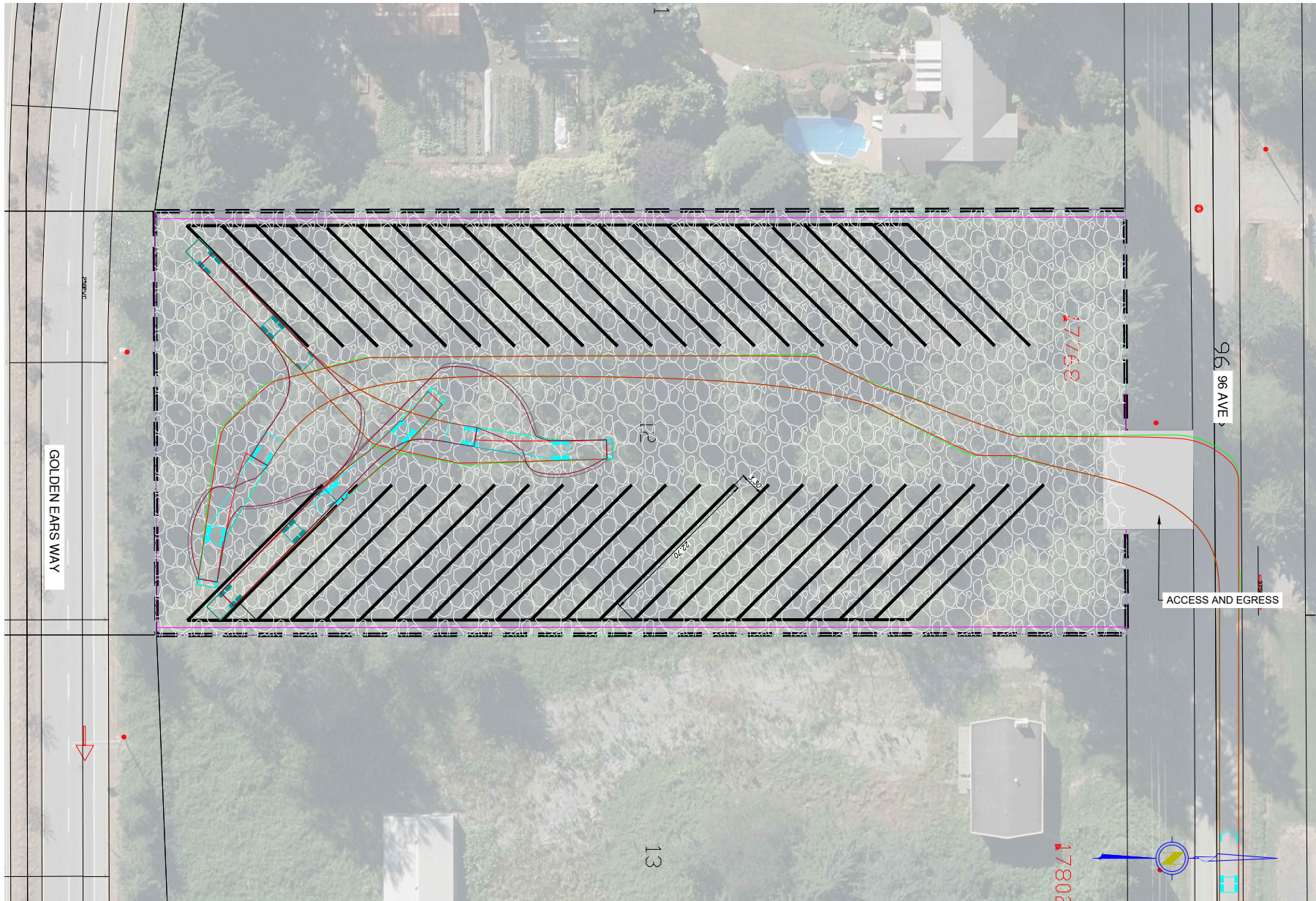
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REV. 1

SURREY PROJECT NUMBER

DRAWING TYPE
CIVIL



SEAL DESCRIPTION			
SURVEY BENCHMARK			
REV.	DATE	DESCRIPTION	APP.
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1	2023-11-21	ISSUED FOR INTERNAL DISCUSSION	AJ

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CONSULTANT



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

TITLE
GENERAL DETAILS
 PARKING LOT LAYOUT
 PARKING LOT

SEAL

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

SURREY PROJECT NUMBER

DRAWING TYPE
CIVIL

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

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

DATE: **September 04, 2024**

PROJECT FILE: **7823-0350-00**

RE: **Engineering Requirements**

Location: 17768 96 Ave

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 Golden Ears Way and 180 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 stormwater mitigation to meet pre-development conditions up to the 100-year storm event. There shall be no uncontrolled drainage onto adjacent properties. Submit on-site stormwater management plan with geotechnical testing and reporting.
- 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.: 7923-0350-00

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: 002-283-654
LOT 12 EXCEPT: PART ON PLAN BCP26968; SECTION 32 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 33921
17768 96 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 in 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 96 Avenue as demonstrated on Schedule A.

- (c) The landscaping shall conform to drawings shown on Schedule A and numbered 7923-0350-00 (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;

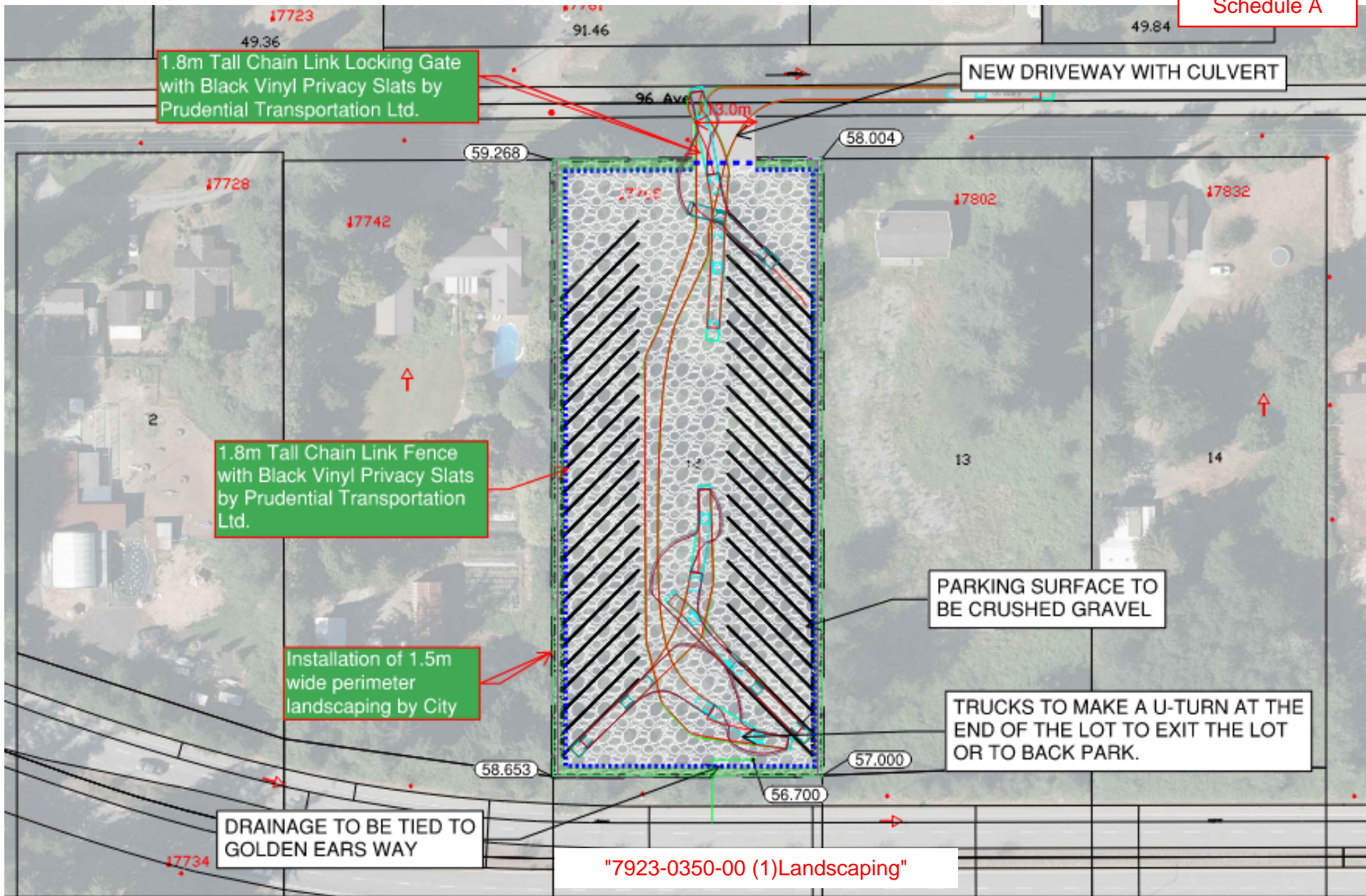
all of which shall be done not later than the termination date set out on the temporary use permit.

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)



NO.	REV.	DESCRIPTION	DATE

I, AMIT JAIN, PROFESSIONAL ENGINEER IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA HEREBY CERTIFY THAT THE WORKS AS SHOWN ARE TRUE TO THE ATTACHED DRAWINGS AND BEEN DESIGNED TO GOOD ENGINEERING STANDARDS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SURREY DESIGN CRITERIA MANUAL, THE CODES AND THE CITY OF SURREY STANDARD CONSTRUCTION DOCUMENTS (GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS), ADOPTED BY THE CITY OF SURREY.

CONSULTANT

CITY OF SURREY



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

TITLE
GENERAL DETAILS
 PARKING LOT LAYOUT
 PARKING LOT

NO.:	NA	DATE:	CITY MODEL	CURRENT PROJECT NUMBER
			2023-10-13	
DESIGNED:	DU	CHECKED/HEADER:		DRAWING TYPE
DRAWN:	DU	DRAW NO.:		CIVIL
REVIEWED:	AJ	REV. NO.:	C1	

DRAWING TYPE
CIVIL