

From: [Sidhu, Richie](#)  
To: [Parrott, Roseanne](#)  
Cc: [XT:Drummond, Derek TRAN:IN](#); [Merlo, Veronica R TRAN:EX](#); [Smith, Grant A TRAN:EX](#); [Bhatti, Ashok A TRAN:EX](#); [Boan, Jaime](#)  
Subject: RE: Truck parking in Surrey  
Date: Tuesday, June 30, 2015 3:21:29 PM  
Attachments: [IIR\\_TruckParking&BCTFAProperties-B.PDF](#)

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Hi Roseanne,

Staff have reviewed a number of potential sites presently owned by the British Columbia Transportation Finance Authority (BCTFA) to determine their viability for use as truck parking (see attached map). It is noted that a number of the property's may have merit for future Truck Parking, including site [s.13,s.16](#)  
[s.13,s.16](#)

However, based on our review staff are recommending that consideration be given to developing the existing BCTFA site at [s.13,s.16](#) as the preferred site. The following is noted in support of the suggested use:

[s.13,s.16](#)

5  
d  
w

Please note the following summary of the Engineering Servicing Requirements for some of the sites that may be appropriate for Truck Parking.

[s.13,s.16](#)

s.13,s.16

Representatives of the Planning and Engineering Departments had conducted review of s.13,s.16  
s.13,s.16 and  
rejected this site for the following reasons:

s.13,s.16

Thanks,

RICHIE SIDHU | TRAFFIC MANAGEMENT COORDINATOR (SOUTH)

**CITY OF SURREY**

Engineering Department | Traffic Operations Section

13450 104th Ave, Surrey, BC, Canada V3T 1V8 [www.surrey.ca](http://www.surrey.ca)

T 604.591.4233 | F 604.591.8693 | E [rsidhu@surrey.ca](mailto:rsidhu@surrey.ca)

---

**From:** Sidhu, Richie

**Sent:** June-30-15 2:14 PM

**To:** 'Parrott, Roseanne'

**Cc:** Drummond, Derek; Merlo, Veronica R TRAN:EX; Smith, Grant A TRAN:EX; Bhatti, Ashok TRAN:EX; Boan, Jaime

**Subject:** RE: Truck parking in Surrey

Hi Roseanne,

As requested, attached is a list of authorized sites and in-process temporary use permit (TUP) applications. s.13,s.16

s.13,s.16

s.13,s.16,s.17

If you require any additional information, please let me know.

Thanks,

RICHIE SIDHU | TRAFFIC MANAGEMENT COORDINATOR (SOUTH)

**CITY OF SURREY**

Engineering Department | Traffic Operations Section

13450 104th Ave, Surrey, BC, Canada V3T 1V8 [www.surrey.ca](http://www.surrey.ca)

T 604.591.4233 | F 604.591.8693 | E [rsidhu@surrey.ca](mailto:rsidhu@surrey.ca)

-----Original Message-----

From: Parrott, Roseanne [<mailto:Roseanne.Parrott@stantec.com>]

Sent: June-26-15 9:30 AM

To: Sidhu, Richie

Cc: Drummond, Derek

Subject: FW: Truck parking in Surrey

Richie,

We're working with the Ministry to update the information on a truck parking study done in August 2014 which plotted existing truck parking facilities and those "under application". Do you have an address list of all the existing truck parking facilities in Surrey (and any new or ongoing "under application" lots)? **s.13,s.16**

**s.13,s.16**

Please don't hesitate to contact me with any questions you may have. We're hoping to have this update for the Minister next week.

Cheers,

Roseanne Parrott, P.Eng.

Transportation Engineer

Stantec

400-655 Tyee Road, Victoria BC V9A 6X5

Phone: (250) 389-2359

Fax: (250) 382-0514  
[Roseanne.Parrott@stantec.com](mailto:Roseanne.Parrott@stantec.com)

stantec.com

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-----Original Message-----

From: Drummond, Derek  
Sent: Thursday, June 25, 2015 4:28 PM  
To: Parrott, Roseanne  
Subject: FW: Truck parking

See below on who to call regarding info on the status of the proposed sites.

Derek Drummond  
Principal, Transportation  
Stantec  
175 2nd Avenue, Suite 300, Kamloops BC V2C 5W1  
Phone: 250-852-5901  
Cell: 250-571-8708  
[Derek.Drummond@stantec.com](mailto:Derek.Drummond@stantec.com)

stantec.com

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-----Original Message-----

From: Mounteney, Renee A TRAN:EX [<mailto:Renee.Mounteney@gov.bc.ca>]  
Sent: June-25-15 4:02 PM  
To: Drummond, Derek  
Subject: Fwd: Truck parking

Contact for Surrey

Sent from my iPhone

Begin forwarded message:

From: "Boan, Jaime" <[JABoan@surrey.ca](mailto:JABoan@surrey.ca)<<mailto:JABoan@surrey.ca>>>  
Date: June 25, 2015 at 4:00:31 PM PDT  
To: "Mouteney, Renee A TRAN:EX"  
<[Renee.Mouteney@gov.bc.ca](mailto:Renee.Mouteney@gov.bc.ca)<<mailto:Renee.Mouteney@gov.bc.ca>>>  
Cc: "Sidhu, Richie" <[RSidhu@surrey.ca](mailto:RSidhu@surrey.ca)<<mailto:RSidhu@surrey.ca>>>  
Subject: FW: Truck parking

Hi Renee,

I have been tied up and stepping into another meeting. Richie is our truck parking coordinator and could probably answer most questions. His number is (604) 591-4233 Jaime

From: Mouteney, Renee A TRAN:EX [<mailto:Renee.Mouteney@gov.bc.ca>]  
Sent: June-25-15 1:15 PM  
To: Boan, Jaime  
Subject: Truck parking

Jamie,

Are you around today? I was wondering if I could pick your brain on City truck parking sites - privately developed. I'm trying to figure what you have and where and have info from back to 2014 that shows a number of sites under application but just trying to figure out if they came to fruition.

Ren?e

Page 07

Withheld pursuant to/removed as

s.16;s.13

From: [Peter Fassbender Personal](#)  
To: ["Satnam Johal"; "Iagmohan Singh"; "Prem Vinning"; "Davidnder \(Sodhi\) Kandola"; "Balraj Kang"; "Tom Gill"; "Jamey Boan"; "Vince Lalonde"; "Linder Hepner"; "George Psefteas"; Virk, Amrik MTIC:EX; "Marvin Hunt"; Cadieux, Stephanie MCF:EX; "Scott Hamilton"; Hogg.MLA, Gordon LASS:EX; Bhatti, Ashok A TRAN:EX](#)  
Cc: [Stone, Todd TRAN:EX; "Peter Fassbender"](#)  
Subject: Truck Parking Update  
Date: Monday, October 5, 2015 9:20:22 PM

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As I promised I want to give you the latest update on the progress on the truck parking initiative and next steps. Please feel free to share this information with any of your colleagues as you see fit.

1. City of Surrey – ALR parking. As we discussed in the last meeting the City of Surrey is reviewing their policy with respect to Truck parking on farm land. This solely at the direction and decision of the City and should anyone require more updates I would recommend connecting with the City.
2. City of Surrey – Private parking facility proposal. The City is working with the property owners and will determine the next steps with respect to any re-zoning and related issues. Minister Stone has indicated that the Province has no objections to this proposal should the City approve the issues under their jurisdiction. Once this has been done then the next steps will become clear. Any Provincial involvement will be subject to a business case being developed and presented to the Minister/Ministry.
3. Province of BC – I recently had a briefing from the Ministry of transportation and Infrastructure on the status of their review. The Ministry has identified a number of potential sites and has engaged a consultant to do an in depth evaluation and potential for the sites. [s.13](#)

Once that review has been completed we have agreed to convene another meeting so we can review that work and then define next steps and potential for seeking private sector interest and models that could be considered. [s.13,s.16](#)  
[s.13,s.16](#)

I hope this update is of help and do not hesitate to contact me if you have other questions.

Best regards

Peter Fassbender

From: [XT:Drummond, Derek TRAN:IN](#)  
To: [Gill, Tom](#)  
Cc: [Bhatti, Ashok A TRAN:EX](#); [Parrott, Roseanne](#); [Nacey, Sean TRAN:EX](#); [Halwani, Lina TRAN:EX](#)  
Subject: ACTION: Truck Parking Consultation  
Date: Monday, November 16, 2015 12:31:11 PM  
Attachments: [consultation\\_questionnaire\\_trucking\\_companies.pdf](#)  
[consultation\\_questionnaire\\_truck\\_drivers.pdf](#)

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Good Morning Councilor Gill,

As per our meeting last week, please see the attached questionnaire and link to the anonymous online survey. We had discussed having this provided to individuals in the industry that you believe would have some interest in providing input. If there are other individuals that you would like either myself or a colleague to reach out to specifically, please let me know. Otherwise, please feel free to send this out as you see fit. Thanks again.

*Lower Mainland Truck Parking Study*

*The British Columbia Ministry of Transportation and Infrastructure is seeking stakeholder feedback on truck parking options for truck drivers in the Lower Mainland. This feedback is being undertaken as part of the Ministry's 10-year strategic plan 'BC on the Move'. This survey will take about 15 minutes to complete. Your participation is completely voluntary and you may withdraw from the survey at any point. Your survey responses will be strictly confidential and results from this research will only be reported in the aggregate. The deadline for survey participation is **November 25<sup>th</sup>, 2015**. You may access the survey online at <https://www.surveymonkey.com/r/LowerMainlandTruckParking>.*

*You may also use the attached form (return to [roseanne.parrott@stantec.com](mailto:roseanne.parrott@stantec.com)) to submit your feedback.*

*Thank you for choosing to participate.*

**Derek Drummond**

Principal, Transportation  
Stantec  
300-175 2nd Avenue Kamloops BC V2C 5W1  
Phone: 250-852-5901  
Cell: 250-571-8708  
[Derek.Drummond@stantec.com](mailto:Derek.Drummond@stantec.com)

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Subject: ACTION: Truck Parking Consultation  
Date: Monday, November 16, 2015 12:31:14 PM  
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[consultation\\_questionnaire\\_truck\\_drivers.pdf](#)

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*Thank you for choosing to participate.*

**Derek Drummond**

Principal, Transportation

Stantec

300-175 2nd Avenue Kamloops BC V2C 5W1

Phone: 250-852-5901

Cell: 250-571-8708

[Derek.Drummond@stantec.com](mailto:Derek.Drummond@stantec.com)

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# Trucking Companies Consultation



Ministry of  
Transportation  
and Infrastructure

The British Columbia Ministry of Transportation and Infrastructure is seeking stakeholder feedback on truck parking options for truck drivers in the Lower Mainland. This feedback is being undertaken as part of the Ministry's 10-year strategic plan titled 'BC on the Move'. This survey will take about 15 minutes to complete. Your participation is completely voluntary and you may withdraw from the survey at any point. Your survey responses will be strictly confidential and results from this research will only be reported in the aggregate. Thank you for choosing to participate.

## CONSULTATION QUESTIONS

1. Are you an owner / operator of a trucking company (with a fleet of less than 6 trucks)? ☐ Yes ☐ No
2. What type of trucking services does your company provide? (select all that apply)
  - ☐ Long haul (within BC)
  - ☐ Local haul (within Lower Mainland)
  - ☐ Drayage (Port)
  - ☐ Drayage (Rail intermodal yard)
  - ☐ Inter-provincial
  - ☐ Canada-US
  - ☐ Other: \_\_\_\_\_
3. What type of goods do you transport in your truck(s)?
  - ☐ Bulk materials (e.g. gravel)
  - ☐ Containers
  - ☐ Other freight
  - ☐ Other (specify): \_\_\_\_\_
4. Which Highway routes do you use most often? (select a maximum of three)

<input type="checkbox"/> Highway 1	<input type="checkbox"/> Highway 17A
<input type="checkbox"/> Highway 10	<input type="checkbox"/> Highway 91
<input type="checkbox"/> Highway 11	<input type="checkbox"/> Highway 99
<input type="checkbox"/> Highway 13	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Highway 15	
<input type="checkbox"/> Highway 17	

**Trucking Companies Consultation**

5. How many trucks are in your fleet (only those that are in active service, by service type, if trucks service more than one service type, only count trucks in the category where they are primarily used)?

Number of long haul trucks: \_\_\_\_\_

Number of local haul trucks: \_\_\_\_\_

Number of port drayage trucks: \_\_\_\_\_

Number of railyard drayage trucks: \_\_\_\_\_

Number of inter-provincial trucks: \_\_\_\_\_

Number of cross-border trucks: \_\_\_\_\_

Number of other service trucks (please specify): \_\_\_\_\_

6. How many inactive trucks are in your fleet (in long term parking/storage)? : \_\_\_\_\_

7. How many drivers do you employ?

Number of local (Lower Mainland) drivers: Full Time: \_\_\_\_\_ Part Time: \_\_\_\_\_

Total number of drivers: Full Time: \_\_\_\_\_ Part Time: \_\_\_\_\_

☐ I am the only driver

8. How do you store your trucks overnight while they are within the Lower Mainland? (select all that apply)

☐ I/We own an exclusive parking facility

☐ I/We own a parking facility and also rent space to other companies

☐ I/We rent / lease space(s) at a parking facility

☐ My/Our drivers are responsible for truck parking

### Trucking Companies Consultation

9. Where is your parking facility located?

- |   |   |
|---|---|
| <input type="checkbox"/> Surrey (northwest)     | <input type="checkbox"/> Langley (northwest)    |
| <input type="checkbox"/> Surrey (northeast)     | <input type="checkbox"/> Langley (west)         |
| <input type="checkbox"/> Surrey (north central) | <input type="checkbox"/> Langley (central)      |
| <input type="checkbox"/> Surrey (west)          | <input type="checkbox"/> Langley (east)         |
| <input type="checkbox"/> Surrey (east)          | <input type="checkbox"/> Langley (southeast)    |
| <input type="checkbox"/> Surrey (south)         | <input type="checkbox"/> Delta (near Deltaport) |
| <input type="checkbox"/> Surrey (central)       | <input type="checkbox"/> Delta (north)          |
| <input type="checkbox"/> Abbotsford (north)     | <input type="checkbox"/> Delta (central)        |
| <input type="checkbox"/> Abbotsford (central)   | <input type="checkbox"/> Delta (south)          |
| <input type="checkbox"/> Abbotsford (south)     | <input type="checkbox"/> Other: _____           |
| <input type="checkbox"/> Abbotsford (east)      |   |
| <input type="checkbox"/> Abbotsford (west)      |   |

10. How many truck parking spaces do you have (choose the type which best describes the sizes of vehicles)?

- Number of 2-axle trucks, less than 5,000 kg: \_\_\_\_\_
- Number of 2-axle trucks greater than 5,000 kg: \_\_\_\_\_
- Number of 3-axle trucks: \_\_\_\_\_
- Number of 4 or 5-axle trucks: \_\_\_\_\_
- Number of trucks with more than 5 axles: \_\_\_\_\_

11. How is the site for the parking facility arranged?

choose an item

12. Do you provide a dedicated area for driver personal vehicles? ☐ Yes ☐ No

If so, how many vehicles can you accommodate: \_\_\_\_\_

**Trucking Companies Consultation**

13. Please rank the following potential truck parking amenities: (1 – highest benefit)

<b>RANK</b>	<b>AMENITY</b>
_____	Gravel surface
_____	Asphalt surface
_____	Existing ground with no gravel or asphalt surface
_____	Fenced
_____	Gated and Fenced (restricted access)
_____	Security Cameras
_____	Lighting
_____	Parking attendant (regular business hours)
_____	Parking attendant (24 hours)
_____	Pit toilets
_____	Plumbed toilets
_____	Sani-dump
_____	Truck water fill station
_____	Truck electric hookup
_____	Food services
_____	Fueling station
_____	Showers
_____	Driver lounge area
_____	Wi-Fi
_____	Telephones
_____	Waste / Recycling disposal
_____	Maintenance and repair facility
_____	Other: _____

**Trucking Companies Consultation**

14. If you lease or rent parking where the above services are provided, do you pay a lump sum premium or separate prices for these services? If so, please describe:

---

15. If you lease or rent parking where the above services are not provided, would you pay a premium for these services? If so, please list and state how much you value these services below (\$/month):

---

16. Do you think that trucks should be allowed to park in residential areas?

choose an item

17. Do you think that trucks should be required to park only in industrial areas? ☐ Yes ☐ No

18. How many truck trips (to and from parking lot = 1 trip) do you generate for your parking area on an average work day?: \_\_\_\_\_

19. If you rent / lease a parking space(s), how much do you pay? (Please describe whether you pay per day/week/month and per truck only / Truck and Trailer Combination / Trailer Only)

---

20. If you rent / lease a parking space(s), how is the charge amount determined, monitored, enforced, and collected? Please describe:

---

21. Do you have difficulty obtaining parking? (if so, please explain your circumstance)

---

22. Are there particular times of the year when parking is more difficult to obtain? Please describe:

---

23. If public truck parking areas are provided, would you use these parking areas?

☐ Yes ☐ No

Would operators pay user cost? choose an item

### Trucking Companies Consultation

24. Where would your ideal truck parking facility be located? (select a maximum of three)

- |   |   |
|---|---|
| <input type="checkbox"/> Surrey (northwest)     | <input type="checkbox"/> Abbotsford (west)      |
| <input type="checkbox"/> Surrey (northeast)     | <input type="checkbox"/> Langley (northwest)    |
| <input type="checkbox"/> Surrey (north central) | <input type="checkbox"/> Langley (west)         |
| <input type="checkbox"/> Surrey (west)          | <input type="checkbox"/> Langley (central)      |
| <input type="checkbox"/> Surrey (east)          | <input type="checkbox"/> Langley (east)         |
| <input type="checkbox"/> Surrey (south)         | <input type="checkbox"/> Langley (southeast)    |
| <input type="checkbox"/> Surrey (central)       | <input type="checkbox"/> Delta (near Deltaport) |
| <input type="checkbox"/> Abbotsford (north)     | <input type="checkbox"/> Delta (north)          |
| <input type="checkbox"/> Abbotsford (central)   | <input type="checkbox"/> Delta (central)        |
| <input type="checkbox"/> Abbotsford (south)     | <input type="checkbox"/> Delta (south)          |
| <input type="checkbox"/> Abbotsford (east)      |   |

25. Please provide any other general comments about the truck parking problems and solutions for the Lower Mainland area:

---

# Truck Drivers Consultation

The British Columbia Ministry of Transportation and Infrastructure is seeking stakeholder feedback on truck parking options for truck drivers in the Lower Mainland. This feedback is being undertaken as part of the Ministry's 10-year strategic plan titled 'BC on the Move'. This survey will take about 15 minutes to complete. Your participation is completely voluntary and you may withdraw from the survey at any point. Your survey responses will be strictly confidential and results from this research will only be reported in the aggregate. Thank you for choosing to participate.

## CONSULTATION QUESTIONS

1. Are you an owner/operator of a trucking company (with a fleet of less than 6 trucks)?  
☐ Yes    ☐ No
2. Do you work Full Time or Part Time?    ☐ Full Time    ☐ Part Time
3. Where do you live (closest municipality)? \_\_\_\_\_
4. What type of trucking services do you provide most primarily (select a maximum of three)?  
☐ Long haul (within BC)  
☐ Local haul (within Lower Mainland)  
☐ Drayage (Port)  
☐ Drayage (Rail intermodal yard)  
☐ Inter-provincial  
☐ Canada-US  
☐ Other: \_\_\_\_\_
5. What type of goods do you transport in your truck(s)?  
☐ Bulk materials (e.g. gravel)  
☐ Containers  
☐ Other freight  
☐ Other (specify): \_\_\_\_\_
6. Which Highway routes do you use most often? (select a maximum of three)  

<input type="checkbox"/> Highway 1	<input type="checkbox"/> Highway 17A
<input type="checkbox"/> Highway 10	<input type="checkbox"/> Highway 91
<input type="checkbox"/> Highway 11	<input type="checkbox"/> Highway 99
<input type="checkbox"/> Highway 13	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Highway 15	
<input type="checkbox"/> Highway 17	

### Truck Driver Consultation

7. How many inactive trucks do you own (in long term parking/storage)?: \_\_\_\_\_

8. Where do you park your truck(s) overnight? (select all that apply)

- ☐ I rent / lease a space(s) at a truck parking facility
- ☐ I park on the street
- ☐ I park at my employer's lot
- ☐ Other: \_\_\_\_\_

9. How many truck parking spaces do you use? (choose the type which best describes the sizes of vehicles)

Number of 2-axle trucks, less than 5,000 kg: \_\_\_\_\_

Number of 2-axle trucks greater than 5,000 kg: \_\_\_\_\_

Number of 3-axle trucks: \_\_\_\_\_

Number of 4 or 5-axle trucks: \_\_\_\_\_

Number of trucks with more than 5 axles: \_\_\_\_\_

10. In which area do you park your truck(s) overnight?

- |   |   |
|---|---|
| <input type="checkbox"/> Surrey (northwest)     | <input type="checkbox"/> Langley (northwest)    |
| <input type="checkbox"/> Surrey (northeast)     | <input type="checkbox"/> Langley (west)         |
| <input type="checkbox"/> Surrey (north central) | <input type="checkbox"/> Langley (central)      |
| <input type="checkbox"/> Surrey (west)          | <input type="checkbox"/> Langley (east)         |
| <input type="checkbox"/> Surrey (east)          | <input type="checkbox"/> Langley (southeast)    |
| <input type="checkbox"/> Surrey (south)         | <input type="checkbox"/> Delta (near Deltaport) |
| <input type="checkbox"/> Surrey (central)       | <input type="checkbox"/> Delta (north)          |
| <input type="checkbox"/> Abbotsford (north)     | <input type="checkbox"/> Delta (central)        |
| <input type="checkbox"/> Abbotsford (central)   | <input type="checkbox"/> Delta (south)          |
| <input type="checkbox"/> Abbotsford (south)     | <input type="checkbox"/> Other: _____           |
| <input type="checkbox"/> Abbotsford (east)      |   |
| <input type="checkbox"/> Abbotsford (west)      |   |

**Truck Driver Consultation**

11. How is this lot arranged?    choose an item

12. Which truck parking lot arrangement above do you prefer? Please explain:

---

13. Would you avoid using a truck parking lot with 'Back-in' only stalls?    ☐ Yes    ☐ No

14. Is there a dedicated area for driver personal vehicles? If so, how many vehicles can be accommodated?: \_\_\_\_\_

15. Please rank the following potential truck parking amenities: (1 – highest benefit)

<b>RANK</b>	<b>AMENITY</b>
_____	Gravel surface
_____	Asphalt surface
_____	Existing ground with no gravel or asphalt surface
_____	Fenced
_____	Gated and Fenced (restricted access)
_____	Security Cameras
_____	Lighting
_____	Parking attendant (regular business hours)
_____	Parking attendant (24 hours)
_____	Pit toilets
_____	Plumbed toilets
_____	Sani-dump
_____	Truck water fill station
_____	Truck electric hookup
_____	Food services
_____	Fueling station
_____	Showers
_____	Driver lounge area
_____	Wi-Fi
_____	Telephones
_____	Waste / Recycling disposal
_____	Maintenance and repair facility
_____	Other:_____

### Truck Driver Consultation

16. If you lease or rent parking where the above services are provided, do you pay a premium for these services? If so, please describe:

---

17. If you lease or rent parking where the above services are not provided, would you pay a premium for these services? If so, please list and state how much you value these services below (\$/month):

---

18. How many truck trips (to and from parking lot = 1 trip) do you make on an average work day?:

---

19. Do you think that trucks should be allowed to park in residential areas?

choose an item

20. Do you think that trucks should be required to park only in industrial areas? ☐ Yes ☐ No

21. If public truck parking areas are provided, would you use these parking areas?

☐ Yes ☐ No

Would operators pay user cost? choose an item

22. If you rent / lease parking space, how much do you pay? (please describe per Truck/Trailer/Combination and per Day/Week/Month)

---

23. If you rent / lease parking space, how is the charge amount determined, monitored, enforced, and collected? Please describe:

---

24. Do you have difficulty obtaining parking? (if so, please explain your circumstance)

---

25. Are there certain times of year when parking is more difficult to obtain? Please describe:

---

### Truck Driver Consultation

26. Where would your ideal truck parking facility be located? (select a maximum of three)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Surrey (northwest) | <input type="checkbox"/> Abbotsford (west)      |
| <input type="checkbox"/> Surrey (northeast)            | <input type="checkbox"/> Langley (northwest)    |
| <input type="checkbox"/> Surrey (north central)        | <input type="checkbox"/> Langley (west)         |
| <input type="checkbox"/> Surrey (west)                 | <input type="checkbox"/> Langley (central)      |
| <input type="checkbox"/> Surrey (east)                 | <input type="checkbox"/> Langley (east)         |
| <input type="checkbox"/> Surrey (south)                | <input type="checkbox"/> Langley (southeast)    |
| <input type="checkbox"/> Surrey (central)              | <input type="checkbox"/> Delta (near Deltaport) |
| <input type="checkbox"/> Abbotsford (north)            | <input type="checkbox"/> Delta (north)          |
| <input type="checkbox"/> Abbotsford (central)          | <input type="checkbox"/> Delta (central)        |
| <input type="checkbox"/> Abbotsford (south)            | <input type="checkbox"/> Delta (south)          |
| <input type="checkbox"/> Abbotsford (east)             |   |

27. Please provide any other general comments about the truck parking problems and solutions for the Lower Mainland area:

---

**From:** [Transportation, Minister TRAN:EX](#)  
**To:** ["TSGill@surrey.ca"](mailto:TSGill@surrey.ca)  
**Cc:** [Minister, MCF MCF:EX](#); [Minister, CSCD CSCD:EX](#); [Minister, MTIC MTIC:EX](#); [Hunt, MLA, Marvin LASS:EX](#); [Halwani, Lina TRAN:EX](#)  
**Subject:** 236955 - Truck Parking  
**Date:** Thursday, September 10, 2015 11:13:09 AM  
**Attachments:** [236955 Final.pdf](#)

---

Tom Gill, Councillor

Chair, Transportation and Infrastructure Committee

TSGill@surrey.ca

Dear Tom Gill:

Please find attached correspondence from the Honourable Todd G. Stone, Minister of Transportation and Infrastructure.

Sincerely,

Office of the Minister

Ministry of Transportation and Infrastructure



September 10, 2015

Tom Gill, Councillor  
Chair, Transportation and Infrastructure Committee  
City of Surrey  
13450 104th Avenue  
Surrey BC V3T 1V8

Reference: 236955

Dear Tom Gill:

**Re: Truck Parking**

Thank you for your e-mail of August 04, 2015, and attachments, regarding the GG Metro Holdings Ltd.'s proposed development of a 76 acre site to allow for truck parking, trucking amenities and logistic warehousing in the Campbell Heights area of Surrey.

As you are aware, through the ministry's 10-year transportation plan, B.C. on the Move, I have committed to exploring potential partnership opportunities with the private sector in order to identify locations that would suit the development of commercial truck parking facilities. The ministry has recently initiated a Lower Mainland Truck Parking Study that will review several aspects and issues associated with this initiative. The study will focus on potential sites and their costs and benefits, consultation with industry and stakeholders, public-private partnership models and potential procurement methods to ensure competitive fairness and expression of interest from all interested parties, as well as general economic development opportunities associated with increased truck parking throughout the region.

The study will start later in September once the ministry determines the successful proponent from the Request for Proposals (RFP) that recently closed on BC Bid. Once the study has been completed, the ministry will be able to confirm next steps, including future sites of interest and opportunities for public-private partnerships. I am confident truck parking in Surrey will be an integral part of our plan going forward.

With respect to the widening of 16th Avenue, I recognize that upgrades to 16th Avenue are needed to improve the movement of people and goods between Highway 99 and the Campbell Heights Business Park. As you know, 16th Avenue is part of TransLink's Major Road Network, and decisions with respect to widening and future upgrades of this road would rest with both TransLink and the City of Surrey.

.../2

Should you have any further questions about the Lower Mainland Truck Parking Study or upgrades along 16th Avenue, please do not hesitate to contact the ministry's Acting Deputy Director for the South Coast Region, Lina Halwani. She can be reached at 604 527-2170 or at [Lina.Halwani@gov.bc.ca](mailto:Lina.Halwani@gov.bc.ca), and she would be pleased to discuss these matters further with you.

Thank you again for taking the time to write.

Sincerely,



Todd G. Stone  
Minister

Copy to: Honourable Stephanie Cadieux  
Minister of Children and Family Development  
MLA, Surrey-Cloverdale

Honourable Peter Fassbender  
Minister of Community, Sport and Cultural Development and  
Minister Responsible for TransLink  
MLA, Surrey-Fleetwood

Honourable Amrik Virk  
Minister of Technology, Innovation and Citizen Services  
MLA, Surrey-Tynehead

Marvin Hunt  
MLA, Surrey-Panorama

Lina Halwani, A/Deputy Director  
South Coast Region

**From:** [Gill, Tom](#)  
**To:** [Transportation, Minister TRAN:EX](#)  
**Cc:** [Virk, MLA, Amrik LASS:EX](#); [Cadieux, MLA, Stephanie LASS:EX](#); [Hunt, MLA, Marvin LASS:EX](#); [Fassbender, MLA, Peter LASS:EX](#); [LeFranc, Vera](#); [Woods, Dave](#); [Lalonde, Vincent](#); [Smith, Fraser](#); [Boan, Jaime](#); [Lamontagne, Jean](#)  
**Subject:** 236955 10 Year BC Transportation Plan - Truck Parking Proposal Campbell Heights (16 Avenue) Surrey  
**Date:** Tuesday, August 4, 2015 3:22:31 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[Letter to Honourable Todd Stone.pdf](#)  
[SBOT Truck Parking Proposal Letter.pdf](#)  
[Surrey \(Gill\) 07 15 \(Truck Parking\).pdf](#)  
[A Trucking Oasis presentation.pptx](#)

---

Honorable Minister Todd Stone,

I am writing to you with respect to BC's 10 Year Transportation Plan, in particular the truck parking proposal for Campbell Heights in Surrey.

Please see the attachments for your review including a copy of the delegations presentation at the City of Surrey Transportation and Infrastructure Committee and letters from both The Surrey Board of Trade and BC Trucking Association. Thank you for your consideration and time.

Sincerely,

Tom Gill

TOM GILL | COUNCILLOR

Description: COS\_Tag\_pp\_cmyk-200



#### **CITY OF SURREY**

City Councillors Office

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4634 | F 604.591.4481 | [tsgill@surrey.ca](mailto:tsgill@surrey.ca)



**Connect, Share and Engage with your City**

July 30, 2015

Honourable Todd Stone  
PO Box 9055 STN PROV GOVT  
Victoria, BC  
V8W 9E2



**TOM GILL**  
COUNCILLOR

T 604.591.4634  
F 604.591.4481  
E [tsgill@surrey.ca](mailto:tsgill@surrey.ca)

Re: 10 Year BC Transportation Plan - Truck Parking  
19356-16<sup>th</sup> Avenue; includes civic address 1417-194 Street;  
19438-16<sup>th</sup> Avenue; 19474-16<sup>th</sup> Avenue

Dear Minister Stone:

GG Metro Holdings LTD appeared as a delegation at the City of Surrey Transportation and Infrastructure Committee on July 24, 2015.

GG Metro Holdings LTD presentation was to introduce a major Transportation Industry related Hub that would be centred on (1) Truck Parking; (2) Truck Amenities; and finally (3) Logistic Warehousing to be located on 76 contiguous acres of lands; located in Surrey Campbell Heights off of the 16<sup>th</sup> Avenue truck route at the following civic addresses:

19356-16<sup>th</sup> Avenue; includes civic address (A) 1417-194 Street;  
19438-16<sup>th</sup> Avenue  
19474-16<sup>th</sup> Avenue

It should be noted that portions of the above site are a former gravel extraction location with other lands portions currently being actively mined for gravel extraction, (given the existing availability of gravel to improve the site and the current existing grounds being in this state makes this site a unique condition for truck parking development), and most importantly the lands are not within the Agricultural Land Reserve.

The delegation suggested that the 76 acre site would offer 24/7 truck parking that is currently not available; the proposal also included addressing site security and access, landscaping improvements to address site aesthetics, including trucking amenities such as office space, washrooms, mechanical repair and truck washing.

As you are well aware, Truck Parking availability in Surrey continues to be a pressing issue in our community and as recent staff studies has indicated as many as 1,300 big-rig trucks are illegally parked, many in residential communities or on agricultural lands due to the lack of truck parking in the Metro Vancouver area.

The City of Surrey has been diligently working to address Truck Parking issues and has successfully implemented interim short term strategies in an effort to find solutions for the situation; including the issuance of temporary use permits to house approximately 2,300 overweight vehicles.

As you are aware the interim strategies have not adequately addressed the over 12,000 trucks estimated to be in Surrey, and as temporary use permits expire or as properties are redeveloped the interim parking spots will be lost.

The interim strategies have negatively impacted professional drivers given that more than 16,000 new professional transport truck drivers are needed in BC by 2022 (as published in the *Globe and Mail* on Monday July 21, 2014). The interim strategies have had a positive impact, however, they do not adequately address the amenities needed for both heavy trucks and professional drivers, nor do they include proper environmental safeguards. City studies going back to 2006 indicate that the ideal solution would be a Major International style truck park, privately operated, along an existing truck route and near the US border, with proper amenities on under-utilized lands (site prepped – gravel), which this proponent is offering.

The City continues to work diligently in efforts to address the Truck Parking challenges and seek Ministry of Transportation direction as it pertains to the delegations request in efforts to clearly re-affirm that the Ministry of Transportation is not opposed to the proposed location and clarity if the proposal fits or could be seen as in-line with the intent of the 10-year Transportation Plan; specifically related to recently announced new truck parking strategy that was incorporated into the overall plan.

We are also seeking clarity that the current proposal fits within the recent Truck Parking RFP's and the Government's mandate in enhancing and supporting the Truck parking industry.

I would also seek clarity to the timing of the potential widening of 16<sup>th</sup> Avenue to four lanes; from the currently proposed Highway 99 to 184 Street and further consideration to extend the widening to 196 Street to support the proposal.

Should there be interest from the Provincial Government in assessing and or developing a co-op or a fractional ownership partnership model alternative, the City would be interested in exploring these options.

I would like to add that this proposal has received the support of both the BC Trucking Association and the Surrey Chamber of Commerce; copies have been attached for your perusal.

We have included a copy of the delegations presentation for your review.

We thank you for your time and consideration.



Councillor Tom Gill, CPA, CMA,  
City Councillor  
Chair, Transportation and Infrastructure Committee

CC: City of Surrey, City Manager  
City of Surrey, GM Engineering  
City of Surrey, GM Planning  
City of Surrey, Manager of Transportation  
Councillor Vera LeFranc  
Councillor Dave Woods  
Hon. Marvin Hunt  
Hon. Peter Fassbender  
Hon. Stephanie Cadieux  
Hon. Amrik Virk  
GG Metro Holdings Ltd.



# SURREY BOARD of TRADE

#101, 14439-104 Avenue, Surrey BC V3R 1M1  
Phone: 604-581-7130 – Fax: 604-588-7549  
[anita@businessinsurrey.com](mailto:anita@businessinsurrey.com)

July 22, 2015

Mayor and Council  
City of Surrey  
14245-56 Avenue  
Surrey, BC V3X 3A2

**Re: Endorsement for GG Metro Holdings LTD Truck Parking facility Proposal at 192<sup>nd</sup> St. and 16<sup>th</sup> Ave.**

The Surrey Board of Trade offers our endorsement to the GG Metro Holdings LTD Proposal for a Truck Parking facility at 192<sup>nd</sup> St. and 16<sup>th</sup> Ave. in South Surrey.

Truck parking has been a significant issue for Surrey Board of Trade Members involved in the transportation and trucking industries as well as the industry at large for several years.

The Surrey Board of Trade advocates for Transportation, as a main pillar of growth in our community and this proposal clearly improves the prospects for transportation in Surrey by centralizing truck parking and reducing the impacts of truck traffic on other Surrey streets.

The facility as proposed will offer truck drivers and trucking companies;

- Certainty for truck drivers of a convenient, accessible location,
- The opportunity to reduce challenges/conflicts of finding on street parking and the issues around unregulated truck parking lots,
- Protection from criminal activity,
- Onsite repair service.

The site in question is in the South Campbell Heights Special Study Area that is currently being assessed for a Local Area Plan including environmental studies, market assessments for industrial use and a servicing study.

We understand GG Metro Holdings LTD Proposal has engaged Surrey and the Province of BC to ensure mitigation of any environmental impact on site. From our perspective this facility will enhance environmental and public safety aspects

in Surrey at large by concentrating large truck traffic near the facility and reducing their travel on secondary and residential streets due to the lack of such a facility.

Please do not hesitate to contact me for any further questions.

Respectfully submitted,  
Surrey Board of Trade

A handwritten signature in black ink, appearing to read 'A Huberman', with a long, sweeping horizontal line extending to the right.

H. Captain (Navy) Anita Huberman  
CEO, Surrey Board of Trade

cc.

July 23, 2015

Councillor Tom Gill  
City of Surrey  
13450 104 Avenue  
Surrey, BC V3T 1V8

*Re.: Truck Parking*

Dear Councillor Gill:

On behalf of the British Columbia Trucking Association (BCTA), I am writing to confirm the need for both short- and long-term truck parking in the Lower Mainland generally and the City of Surrey specifically. While many locally based, mid-sized and large trucking companies in the Lower Mainland own or lease property to store and park equipment, independent owner-operators and many smaller trucking companies experience difficulty in finding long-term, secure parking options.

Because trucking is, by its very nature, a mobile industry, the Lower Mainland plays host on a daily basis to hundreds of trucks whose home base is elsewhere in the province or in other parts of Canada or the US. The operators of these trucks have short-term and overnight needs for truck parking.

Having convenient and available truck parking within the Lower Mainland will reduce unnecessary travel for trucks, thereby decreasing emissions and traffic congestion and improving the opportunity for drivers to rest.

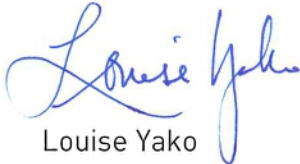
Since the size and activity of the trucking industry is closely linked to the economy, as BC's economy grows, city and regional planners should anticipate that the provincial fleet will also increase. Truck parking facilities would ideally be located on a truck route, near industrial areas and appropriate services, be secure and well lit. Separation from residential areas would be ideal.

...2

It is my understanding that, to date, truck parking facilities in Surrey have been slow to be developed due to zoning restrictions and difficulties in obtaining business licenses beyond temporary use. BCTA encourages the City of Surrey to provide the necessary flexibility for the private sector to develop, offer and maintain safe and secure truck parking facilities.

Trucks transport over 90 percent of consumer goods. Accommodating the vehicles that support our economy and way of life is essential.

Sincerely,



Louise Yako  
President & CEO

# A Trucker's Oasis

A World-Class Solution to Surrey's Truck Parking Problem



# The Problem

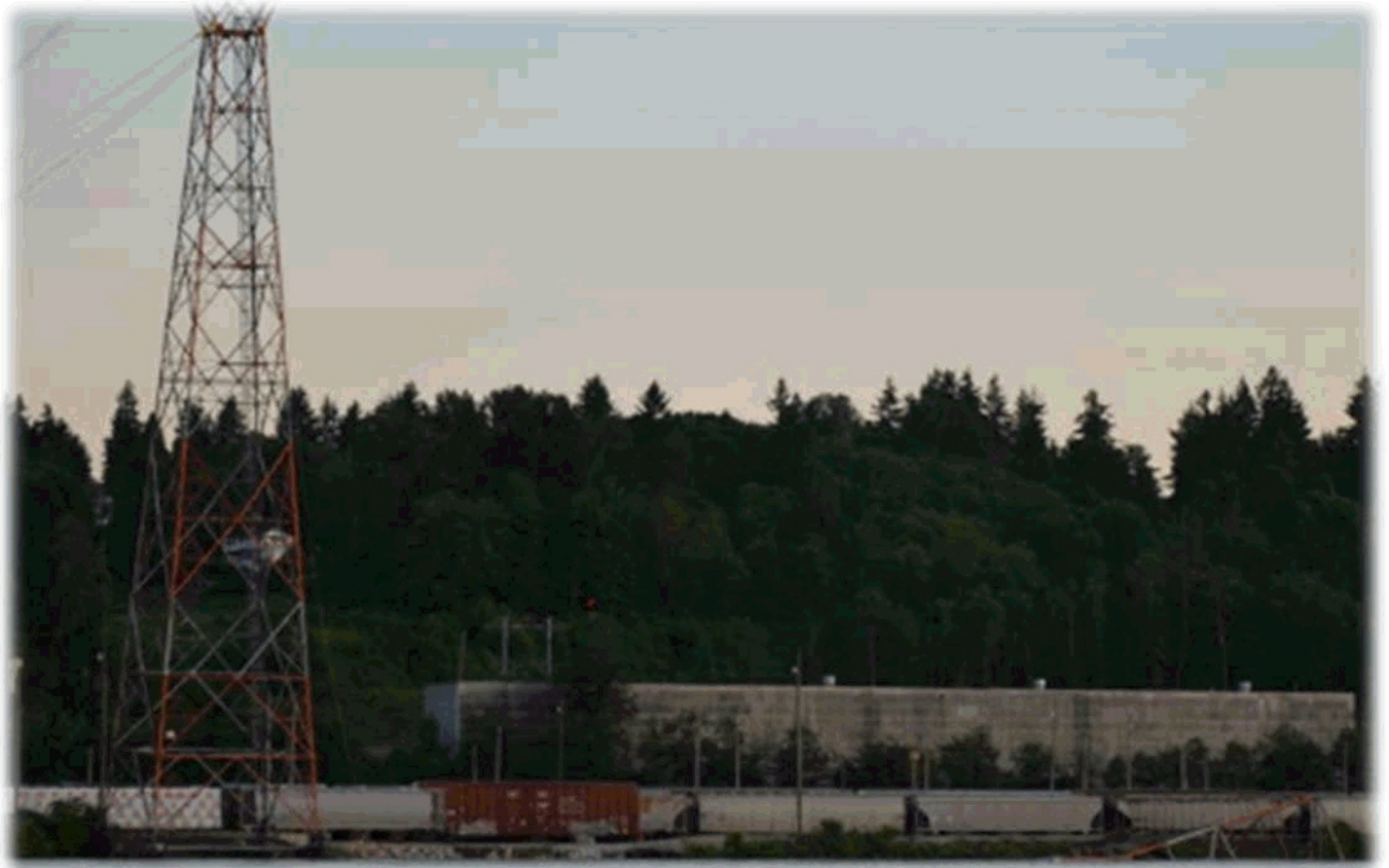
- 12,000 trucks currently operating in Surrey as of 2006
  - Half owner-operated
  - 2,400 park at businesses
  - 2,312 parked at Temporary User Permit sites
  - 300 on Agricultural Land Reserve property
  - 1,000 illegally parked
- Much of TUP lands being re-purposed for higher value activity
- City land planning doctrine prioritizes agriculture, parks and “high value” economic activity
- Truck parking relatively low-value
- Surrey accounts for 30% of truck parking in Metro Vancouver, 60% of region’s trucking growth
- 2,400 tickets issued to trucks in 2005, majority in Newton and Fleetwood (578 to date in 2015)
- Most legal trucking spots are full with waiting lists
- Significant truck traffic along border with no truck parking in South Surrey
- City requires trucks to stick to truck routes, including when accessing parking

# Impact

- Illegal parking on residential streets causes eye-sores in the community, potential safety risk, damage to roadways, and environmental pollution
- Parking on agricultural land not in-line with agricultural policy, potentially damages soil without proper safeguards
- TUP properties exempt from rules requiring proper facilities for trucking needs and safeguards on the environment, while limiting needed services such as truck washing, maintenance, garbage collection, fueling.
- Lack of capacity causing three-hour waiting periods for truck washing for low-margin small-business truck owner-operators

# Use BC Hydro land

Could cost  
\$100,000/tower  
that need to be  
raised. BC Hydro no  
longer considering  
developments under  
lines due to safety  
(i.e., summer  
sagging)



# Allow parking on ALR land



- Goes against Sustainability Charter
- Risk of pollution damaging soil and water
- Requires proof of no alternative and compensation of alternate land which is in short supply
- Restrictions on buildings and landscaping on property adjacent

# Permit truck parking on residential streets



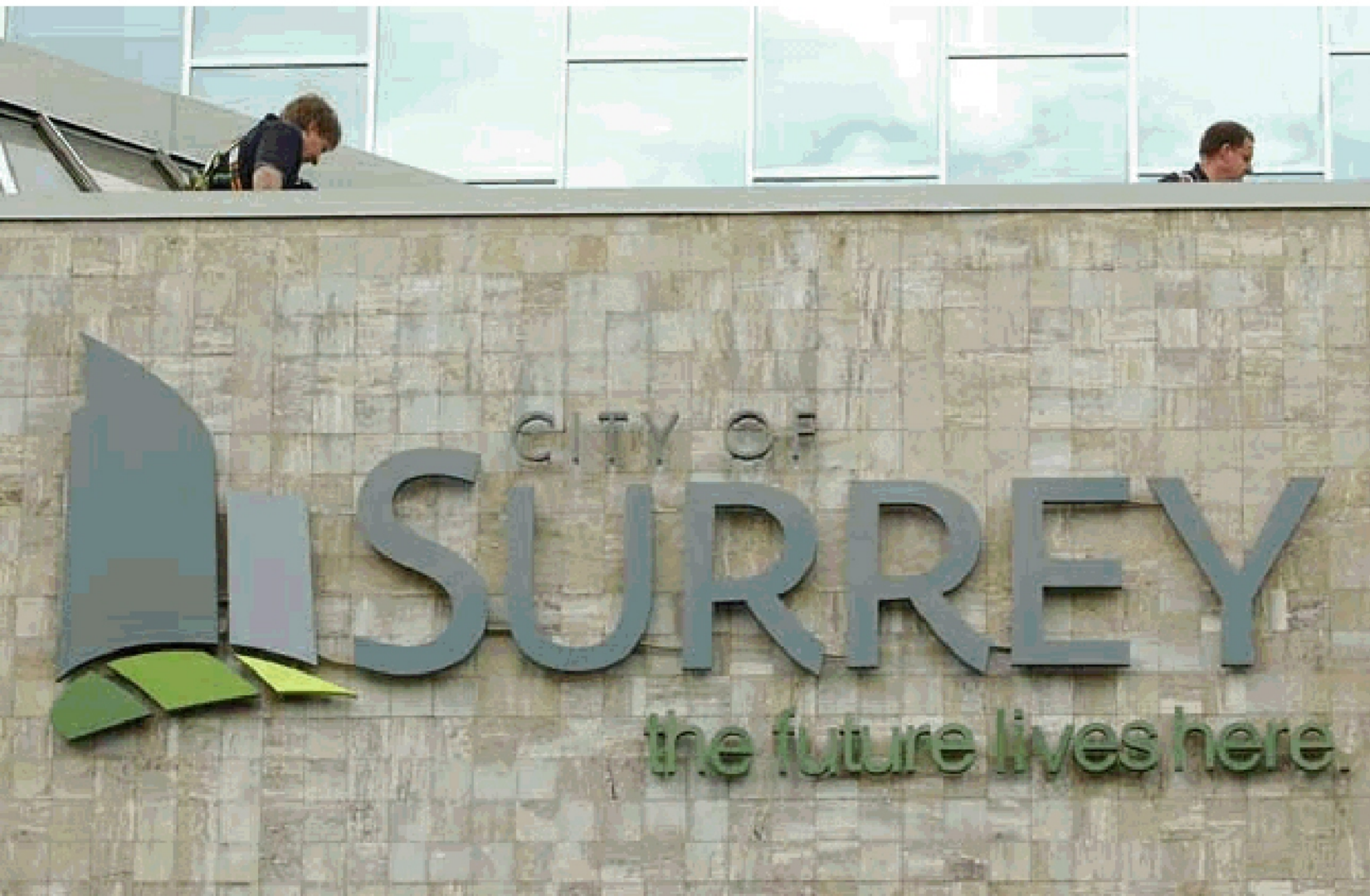
Opposed by local residents, environmental and safety hazards, lacks amenities, crime concerns, dust pollution

# Get land from senior levels of government

Province notified city that any land would have to be compensated for at market value



# Provide city land



Limited land in appropriate sizes, goes against city policy of not subsidizing an industry

# Allow on-street parking in industrial zones

Lacks amenities,  
environmental and  
safety hazard risk,  
limited capacity



# Facilitate IL land to be used



Challenged as is to supply enough industrial lands for next 20 years, limited supply of IL for sale/lease with what is available unsuitable for truck parking

# Require distribution centres and warehouses to provide land/funding



City lacks legislative authority to do so

# **A World-Class Solution**

# Proposed Site



- 76 acre site along 16<sup>th</sup> avenue
- Landscaping along 16<sup>th</sup> avenue to shield truck park from public view
- 16<sup>th</sup> avenue already a truck route, in-line with requirements for sticking to truck routes and reducing impact to residential communities
- Near US border, Deltaport, and Abbotsford Airport

# Proposed Site Cont...

- Current adjacent properties limit impact to local neighborhood
- Current status as a gravel extraction site limits environmental impact of modification
- Not in ALR, avoiding complications with the ALC
- Land not suitable for agriculture



# Co-op/Fractional Ownership Option

- 5-10 acres = approximately 200 supply units
  - City reports say that you can have 250 supply units
- A truck driver has difficulty purchasing 1 acre = \$1 million
- VS**
- 25 truck drivers can purchase 1 acre = \$40,000 per truck driver
- Plus land improvements of \$250,000 / 25 drivers = \$10,000
- Average cost per driver is 40,000 + 10,000 = \$50,000

# An Oasis for Trucker's



# A Trucker's Oasis Vision

- A one-stop shop that meets needs of independent truckers
  - Washing, maintenance, tire repair, etc
- “Truck-hub” facilitates tertiary business opportunities for Surrey workers, including educational potential such as internships, work-experience, co-ops with high-schools, Kwantlen
- Market-rate pricing avoids city subsidization challenges while ensuring long-term sustainability (city staff recommended \$300/month, with \$265 breakeven at minimal infrastructure)

# A Trucker's Oasis Vision cont...

- Paved with appropriate gradient
- Secure, with 24/7 security, lighting and transponder technology
- Washroom facilities and office-space ideally suited to the small-business owner-operator reality
- World class environmental protections including oil-catchment, garbage bins, sani-disposal, protection for Little Campbell River
- Pick-up and drop-off bay



# Next Steps/Recommendations...

- Secure support at provincial level as part of 10-year transportation plan - we would like the TIC to draft a letter to Minister Todd Stone asking if he is opposed to a truck park at this specific site
- We recommend that the TIC direct staff to move this application forward for Council consideration with the goal to amend the OCP to reflect employment lands and have the lands be considered for rezoning to Industrial use (IL zoned)



From: [XT:Drummond, Derek TRAN:IN](#)  
To: [Nacey, Sean TRAN:EX](#)  
Subject: FW: 16th Avenue Joint Study  
Date: Friday, December 11, 2015 2:09:08 PM

---

**Derek Drummond**

Principal, Transportation

Stantec

300-175 2nd Avenue Kamloops BC V2C 5W1

Phone: 250-852-5901

Cell: 250-571-8708

[Derek.Drummond@stantec.com](mailto:Derek.Drummond@stantec.com)

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**From:** Bhatti, Ashok A TRAN:EX [mailto:[Ashok.Bhatti@gov.bc.ca](mailto:Ashok.Bhatti@gov.bc.ca)]

**Sent:** December-10-15 12:27 PM

**To:** [TSGill@Surrey.ca](mailto:TSGill@Surrey.ca)

**Cc:** Drummond, Derek

**Subject:** 16th Avenue Joint Study

Hello Councillor Gill, thanks again for taking the time to meet with myself and Derek yesterday on the South Campbell Heights Study Area. The information you shared was immensely helpful in helping us understand the current progress on the study and the involvement from the City of Surrey.

In follow-up I did want to share with you that the study I referenced for the 16<sup>th</sup> Avenue corridor (which was a joint initiative between the City of Surrey, Langley, Abbotsford, and the Ministry) was completed in June 2015. Here is a link if you need a refresher on the short, medium, long term options that were identified: <http://buzzer.translink.ca/2015/07/16th-avenue-corridor-study-is-ready-for-your-review/>. I also understand the City of Surrey has already initiated (and successfully completed in some cases) plans to widen the corridor to a four lane standard in incremental phases. While the Ministry always has an interest in regional trucking needs, it would appear that the City of Surrey is already well underway in planning and delivery of this initiative that will ultimately support industry the Campbell Heights area.

I will schedule a follow-up for us in late January to discuss the Ministry's progress on the Provincial Trucking Strategy. In the meantime, do not hesitate to contact me should you have any questions.

Ashok Bhatti, B.COMM. MBA

Deputy Regional Director

South Coast Region

Ministry of Transportation and Infrastructure

PH: (604)-527-2167

FAX: (604)-527-2222

Email: [Ashok.Bhatti@gov.bc.ca](mailto:Ashok.Bhatti@gov.bc.ca)

Web Address: [www.gov.bc.ca/tran](http://www.gov.bc.ca/tran)