



Commercial Truck Parking Draft Strategy: Stage 2 Proposed Strategies

Council Meeting
November 26, 2024

Planning & Development Services
City of Abbotsford

Agenda

- Purpose
- Context
- Community Engagement
- Draft Strategy
- Next Steps
- Recommendation

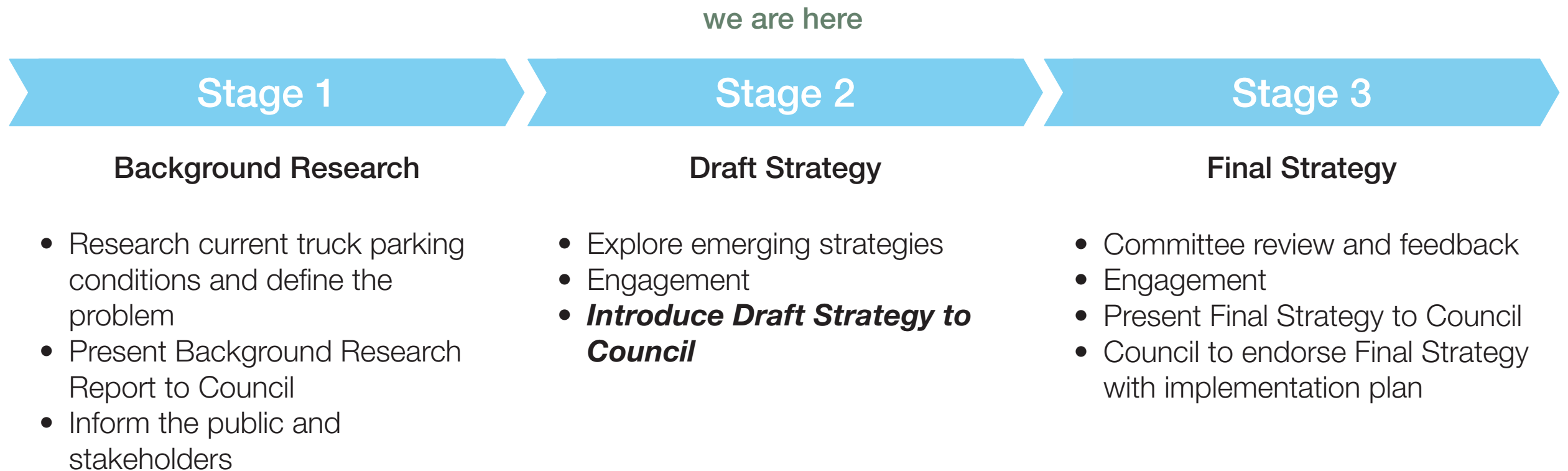


Purpose

- Provide Council with an overview of stakeholder and public engagement feedback
- Present Council with Draft Commercial Truck Parking Strategy



Context - Strategy Process



Community Engagement

- Stakeholder Workshop (World Café)
- Let's Talk Abbotsford
- Open Houses



Stakeholder Workshop (World Café)

- Held on February 28 at Legacy Ballroom
- 30 invitees attended, representing stakeholders identified in the Background Research Report
- 6 facilitated tables where each proposed solution was discussed



Let's Talk Abbotsford

- Open for 2 weeks
- Same 6 proposed solutions as the Open Houses
- 67 total responses

The screenshot shows the City of Abbotsford website for the 'Commercial Truck Parking Strategy' project. The page features a blue header with the project title and a search bar. The main content area includes a title, social media sharing icons, a description of the project, and details about open houses. A sidebar on the right lists 'Who's Listening' and 'Open Houses'.

Commercial Truck Parking Strategy

The Commercial Truck Parking Strategy is a Council Strategic Plan initiative aimed at addressing the demand for overnight commercial truck parking within Abbotsford. City staff are conducting a 3-stage strategy process to help resolve this issue.

This project will focus on examining best truck parking practices across North America, meeting with key stakeholders to obtain an industry perspective, and developing strategies that will address the growing need to provide the commercial trucking industry with solutions.

We want to hear from you!

The City of Abbotsford will be hosting two open houses to consult with the public on potential solutions for a new Commercial Truck Parking Strategy. The public is invited to attend either of these open houses to comment on potential solutions for a new Commercial Truck Parking Strategy. City Staff will be available to answer questions and presentation boards will be on display.

- Wednesday, April 24, 2024, 5:30pm - 8pm
- Thursday, April 25, 2024, 5:30pm - 8pm

Location: Ag Rec Building, 32470 Haida Drive, Abbotsford, BC

Who's Listening

Mitchell Comb
Senior Planner
City of Abbotsford

Phone 604-851-4174
Email mcomb@abbotsford.ca

Open Houses

- Open House
April 24 2024
- Open House
April 25 2024



Open Houses

- Open Houses held April 24 & 25 at Ag-Rec Centre
- Approximately 150 attended
- 62 comment forms received



Engagement Results

| Topics | 1: New Industrial Parking Spaces | 2: Provincial Rest Stops | 3: Underutilized Industrial Land |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Major Themes</p> | <ul style="list-style-type: none"> • Seen as long term solution with little short term impact • Some believe this will raise costs of land | <ul style="list-style-type: none"> • Strong support for new and expanded Rest Stops for truck parking in convenient locations • Strong support for services in or near Rest Stops such as washrooms, refueling, food, truck wash • Truckers looking for safe and well-lit places to park trucks | <ul style="list-style-type: none"> • Safety, security, and liability are issues • Costs and concerns may outweigh financial benefits for industrial land owners |



Engagement Results

| Topics | 4: City & Senior Gov't Owned Land | 5: Privately Owned Land | 6: Big Box Retailers |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <p>Major Themes</p> | <ul style="list-style-type: none"> • Mixed support for this solution • Some opposition to using City owned land, seen as subsidizing the trucking industry | <ul style="list-style-type: none"> • Received the most comments and support • Want more parking on Ag. land with emphasis on Fraser Highway and Special Study Area B • Many wanted to increase number of trucks allowed to park per ag. lot • Respondents wanted to use underutilized farm land | <ul style="list-style-type: none"> • Concerns around safety, liability, and lack of facilities |



Engagement Results

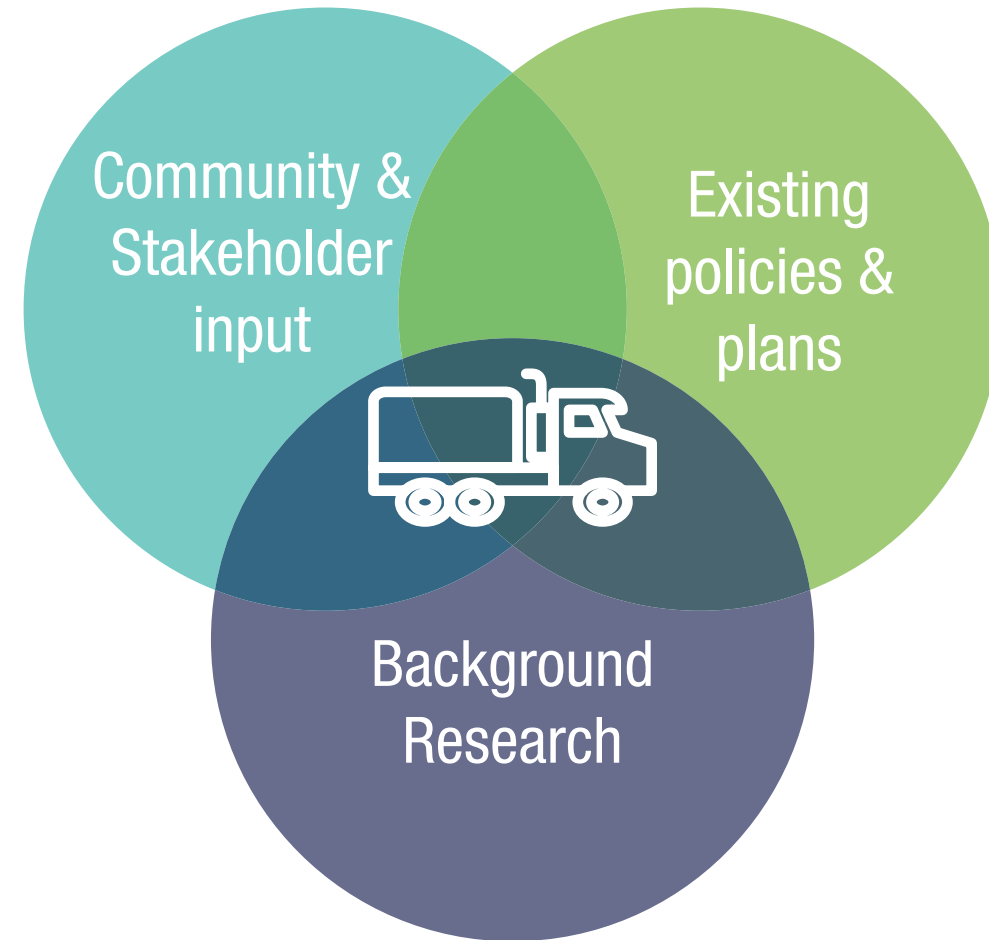
| Topics | Other |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Major Themes</p> | <ul style="list-style-type: none"> • Using TUP's • Parking on industrial streets with signage • Creating zones or land uses strictly for Commercial Truck Parking • Subsidies to limit the price of truck parking per month |



Draft Strategy

Proposed Strategies were shaped by:

- Background Research
- Community & Stakeholder input
- Existing policies & plans



Proposed Strategy 1 - Reduce the Amount of Vehicle Parking in Industrial Areas & Introduce Truck Parking Minimums

- Reduction of employee or customer vehicle parking required in industrial zones
- Introduce Commercial Truck Parking spaces
- Could be implemented quickly and would be a good option for short-haul local truckers



Proposed Strategy 2 - Advocate for Provincial Plans That Address Overnight Truck Parking & Services on Provincial Land

- Continued advocacy with the Province to include overnight Commercial Truck Parking and services in transportation plans and along Highway 1
- Advocacy can occur through political channels as well as staff-to-staff planning efforts



Proposed Strategy 3 - Allow Commercial Truck Parking on Non-ALR Land on the Fraser Highway Corridor

- City to consider redesignating privately owned land outside of the ALR along the Fraser Highway corridor
- Solution received overwhelming public support and aligns with public desire for parking in agricultural areas
- Fraser Highway corridor has a high potential for truck parking, servicing uses and there is existing authorized truck parking in the area
- Staff could create new land use regulations through the Abbotsford 2050 OCP update



Proposed Strategy 4 - Allow Overnight Truck Parking Within Regional Commercial Uses

- Allow 'Big Box' property owners with Regional Commercial land use designations to permit overnight Commercial Truck Parking
- Would require a minor text amendment to the Zoning Bylaw
- Solution removes zoning barriers, could be implemented quickly, and would be a good option for short-haul local truckers



Proposed Strategy 5 - Enable Commercial Truck Parking on Industrial Streets

- City to explore allowing specific industrial streets for overnight Commercial Truck Parking
- Implemented by selecting certain streets and running a pilot program
- Supported by the trucking industry and has the benefit of requiring no new infrastructure or land
- City administrative changes to regulations would facilitate this idea



Next Steps

- Engage through Let's Talk
- Present Draft Strategy to City Committees
- Present Final Strategy to City Council
- Council to endorse Final Strategy with implementation plan



Recommendation

- That Council direct staff to draft a Commercial Truck Parking Strategy based on the recommendations outlined in Report No. PDS 126-2024; and
- That Council direct staff to proceed to Stage 3 – “Final Strategy”.

