



Governance and Priorities Committee Report For the June 18, 2015 Meeting

To: Governance and Priorities Committee **Date:** June 11, 2015
From: Brad Dellebuur, A/Assistant Director, Transportation and Parking Services
Subject: Construction and Sales Trailers on City Streets - Policy

Executive Summary

At its April 16, 2015 meeting Council passed the following motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council direct staff to provide a report on the City's policy for permitting of construction and sales trailers in the City's right-of-way before any new permits for sales office trailers are approved.

Engineering and Public Works Department staff currently administer the placement of construction trailers on public right-of-ways through street occupancy permits. Construction trailers are typically located on the frontage of the development site, and staff work with the developer to ensure they minimize impacts to others (pedestrians, cyclists, and drivers).

Following a November 2014 inquiry from the Urban Development Institute, staff developed a policy to consider requests for these on-street construction trailers to be used for sales purposes, in relation to a development site. The policy requires developers to identify their intent to occupy public space for this use, and provides a mechanism for Council to consider these requests, where zoning does not currently allow sales use.

Staff confirm no new street occupancy permits for sales office trailers have been approved since April 16, 2015.

Recommendation

That Council receive this report for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brad Dellebuur".

Brad Dellebuur, A/Assistant
Director, Transportation and
Parking Services

A handwritten signature in black ink, appearing to be a stylized name.

Report accepted and recommended by the City Manager:

Date: June 12, 2015

Purpose

The purpose of this report is to provide information on the City's current policy for construction/sales trailers.

Background

Engineering and Public Works Department staff currently administer the placement of construction trailers on public right-of-ways through the street occupancy permit process. Construction trailers are typically located on the frontage of the development site, and staff work with the developer to ensure they minimize impacts to others (pedestrians, cyclists, and drivers).

In November 2014, Urban Design Institute representatives inquired if City bylaws permitted a development site construction office that is temporarily authorized in a City right-of-way to be used for sales purposes, in relation to that development site. After review by staff, it was determined that using a construction trailer for sales could be authorized in one of two ways:

- For development sites with commercial zoning in place - in a right-of-way fronting a development site where commercial uses are authorized, the City will allow sales, in relation to the construction of the building on that site, as a permitted use of the trailer. Developers would identify this intended use when they apply for a street occupancy permit.
- For development sites where commercial zoning is not in place - in a right-of-way fronting a development site where no commercial uses are authorized, the developer would need to identify this proposed use in the rezoning process, so staff could review and seek authorization through the appropriate mechanism. If the "sales" use was approved by Council, the developer would identify this use when applying for a street occupancy permit.

The policy requires developers to identify their intent to occupy public space for this use, and provides a mechanism for Council to consider these requests, where zoning does not currently allow sales use.

Recent issues associated with a site trailer installed on the 1000 block of Rockland Avenue focused on the overall size and aesthetic qualities of the trailer, the location of the trailer in front of another property (as on-street parking was only permitted on the north side of the block, opposite the development site), and the impact on parking availability for area residents. Following conversations with the developer about these concerns, the site trailer was relocated to the development site. Staff can minimize future re-occurrences of these types of issues, by requiring the applicant to provide greater detail and clarity about the proposed installation, and the intended use.

No new street occupancy permits for sales office trailers have been applied for or approved since April 16, 2015.

Recommendation

That Council receive this report for information.