

Commercial Truck Parking Strategy: Stage 3 Final Report

Council Meeting
April 8, 2025

Planning & Development Services



Agenda

- Purpose
- Context
- Community Engagement
- Final Strategy
- Implementation Plan
- Recommendation



Purpose

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



Context - Strategy Process

we are here

Stage 1

Background Research

- Research current truck parking conditions and define the problem
- Present Background Research Report to Council
- Inform the public and stakeholders

Stage 2

Draft Strategy

- Explore emerging strategies
- Engagement
- Introduce Draft Strategy to Council

Stage 3

Final Strategy

- Committee review and feedback
- Engagement
- *Present Final Strategy to Council*
- *Council to endorse Final Strategy and Implementation Plan*

Stage 3 Community Engagement

- Presented to BIPAAC and DTIAC Committees
- Let's Talk Abbotsford Questionnaire



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Commercial Truck Parking - Draft Strategy Questionnaire

The City has undertaken background research and stakeholder and community engagement and have prepared a [draft Commercial Truck Parking Strategy](#) which includes 5 draft strategies. The proposed strategies have been reviewed by City Council and we are now seeking feedback from stakeholders and the public to see if the City is headed in the right direction with our Commercial Truck Parking Strategy.



Let's Talk Abbotsford Questionnaire

- Open for 2 months
- Received 392 responses

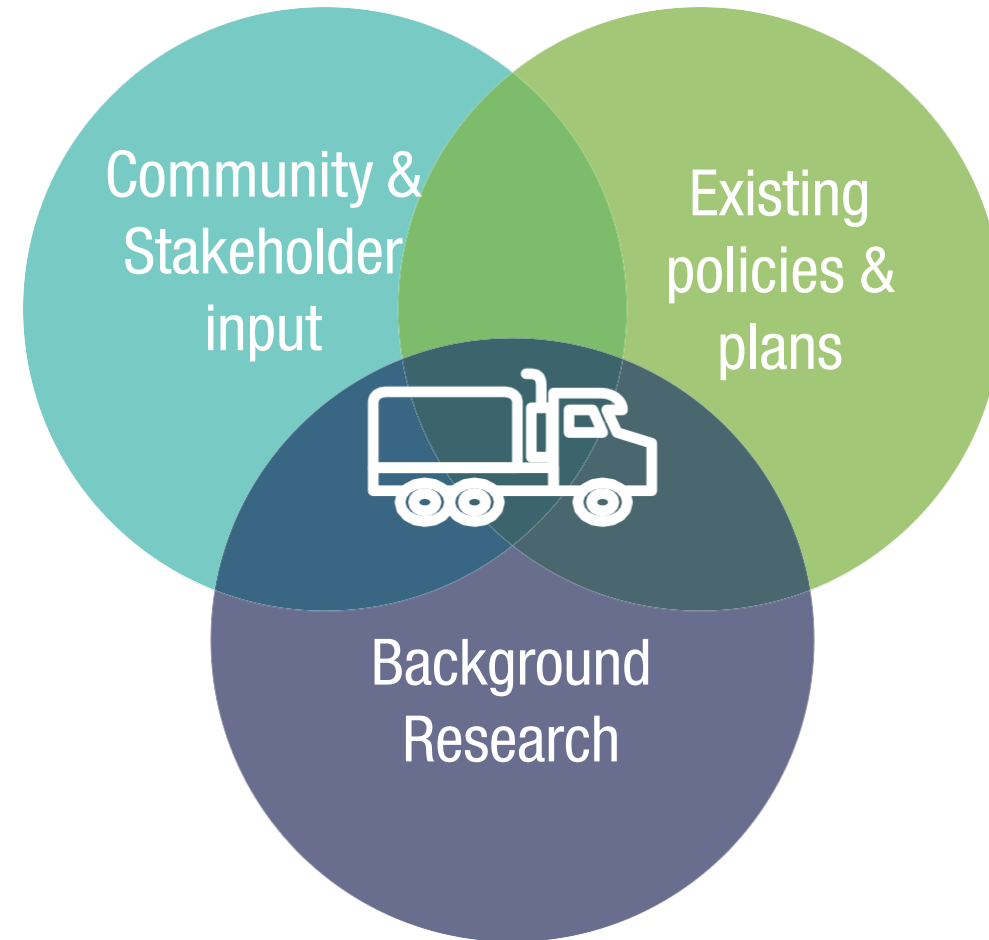
Strategy	Agree	Disagree	Neutral
#1 (Truck Parking Minimums)	44%	43%	13%
#2 (Advocate for Provincial Plans)	70%	24%	6%
#3 (Fraser Highway non-ALR Land)	64%	29%	7%
#4 (Regional Commercial Uses)	62%	25%	13%
#5 (Industrial Streets)	59%	33%	8%



Final Strategy

Final Strategies were shaped by:

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



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 local short-haul industry



Strategy 2 - Advocate to the Province to 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
- Advocate for secure Commercial Truck Parking services similar to the North Surrey Truck Parking Facility on Highway 17



Strategy 3 - Allow Commercial Truck Parking on Non-ALR Land along 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
- This portion of the Fraser Highway corridor has 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



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 the local short-haul industry



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



Implementation Plan

- Staff to proceed with the Implementation Plan contained within the Commercial Truck Parking Strategy



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

ACTIONS

- Staff will explore with industry, amendments to the city's industrial zones through the Abbotsford 2050 OCP update, to introduce parking minimums for commercial trucks and reduce parking minimums for passenger vehicles.

Strategy 2 - Advocate to the Province to Address Overnight Truck Parking & Services on Provincial Land

ACTIONS

- The City will continue to advocate to the Province through the Highway 1 widening project for the development of secure Commercial Truck Parking facilities within Abbotsford similar to the North Surrey Truck Parking Facility.

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

ACTIONS

- Through the OCP update process, staff will propose a new land use designation to facilitate the cost-efficient parking of trucks and truck supportive uses
- Consider applying that land use designation to appropriate properties.
- Zoning Bylaw could be amended to create a new zone to align with the new land use designation.

Strategy 4 - Allow Overnight Truck Parking Within Regional Commercial Uses

ACTIONS

- A review of the Zoning Bylaw will be explored through the Official Community Plan update process in order to facilitate Commercial Truck Parking in Regional Commercial land uses.

Strategy 5 - Enable Commercial Truck Parking on Industrial Streets

ACTIONS

- Staff will bring the details of a pilot program for allowing commercial trucks to park on select industrial streets to Council, prior to launching the program.
- At conclusion of the pilot program, Staff will report back to Council with the results.

Recommendations:

1. That Council endorse the Commercial Truck Parking Strategy outlined in Report No. PDS 075-2025; and
2. That Council direct staff to proceed with the Implementation Plan contained within the Commercial Truck Park Strategy.