

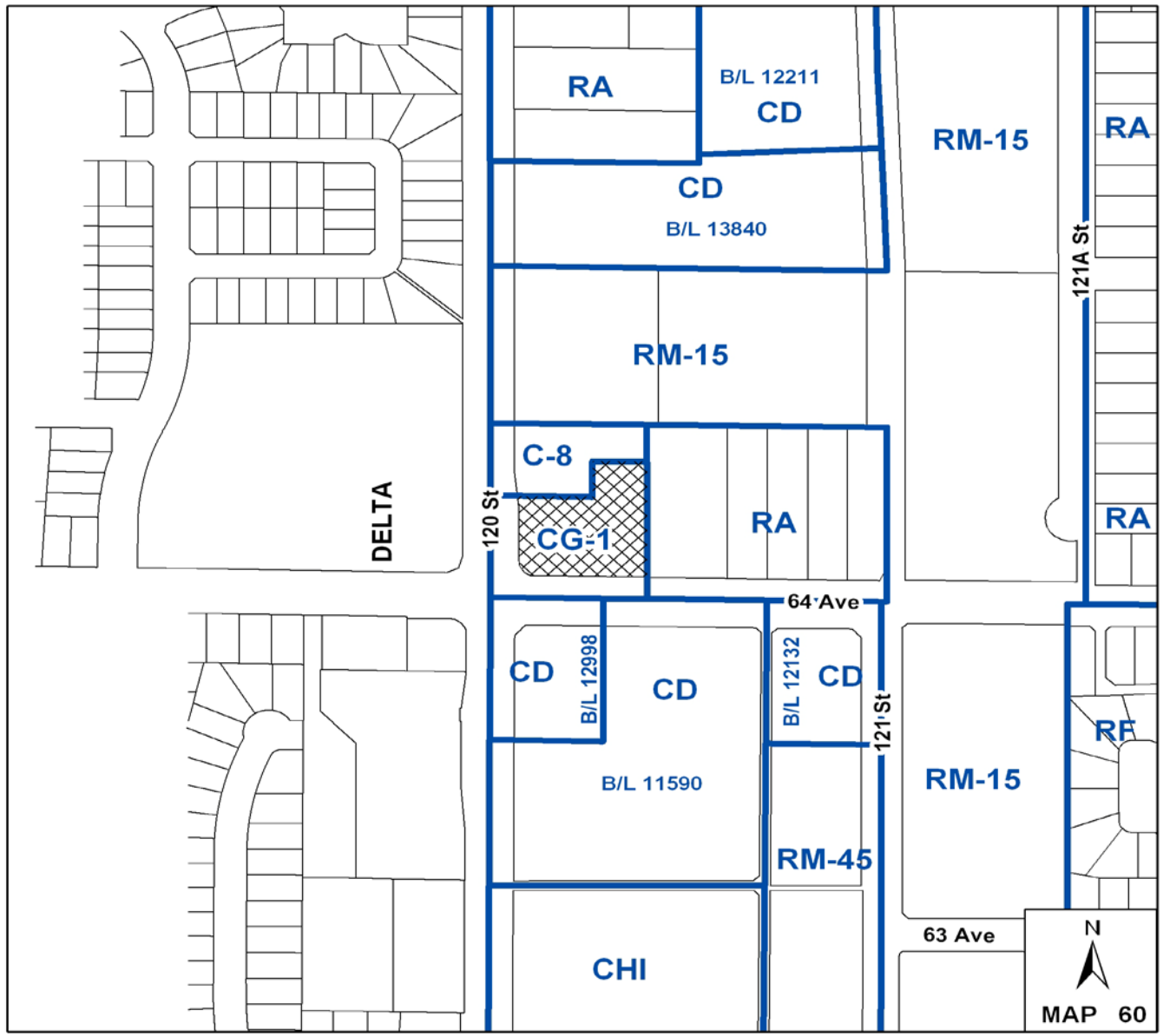
Proposal: Rezone from CG-1 to CD. Development Permit to permit development of a gas station with a convenience store and drive-through restaurant.

Recommendation: Approval to Proceed

Location: 6422 - 120 Street **Zoning:** CG-1

OCP Designation: Commercial

LAP Designation: Retail Comm. **Owner:** Imperial Oil Limited (Reg. No. 14082A)



PROJECT TIMELINE

Completed Application Submission Date: June 20, 2003
Application Revision & Re-submission Date: June 3, 2005
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from CG-1 to CD; and
- a Development Permit

in order to permit the development a gas station with convenience store and drive-through restaurant.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0220-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

- BC Hydro:** Support (Appendix V). BC Hydro has a registered right-of-way on the property for underground works. They confirm they have no concerns with the proposal.
- Corporation of Delta:** Support. The Corporation of Delta requested a traffic impact assessment to determine potential impacts on adjacent roadways and intersections. The City's Engineering Department confirmed that such a study is not warranted since this is a redevelopment of an existing gas station (Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** Existing gas station to be demolished.
- **East:** Single family dwelling, zoned RA, designated Commercial in the OCP and Retail Commercial in the Newton LAP.
- **South:** Across 64 Avenue, retail commercial shopping plaza, zoned CD (By-law No. 12998), designated Commercial in the OCP and Retail Commercial in the Newton LAP.
- **West:** Across 120 Street, Safeway shopping centre in the Corporation of Delta.
- **North:** Retail commercial building with restaurant, zoned C-8, designated Commercial in the OCP and Retail Commercial in the Newton LAP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the northeast corner of 64 Avenue and 120 Street (Scott Road). The site is currently zoned "Self Service Gasoline Station Zone (CG-1)" and contains an existing self-service gasoline station. The site is designated "Commercial" in the Official Community Plan (OCP) and "Retail Commercial" in the Newton Local Area Plan (LAP).
- The neighbouring properties to the north, south, and east of the subject site are all designated for Commercial uses. The property to the south of the subject site, across 64 Avenue, is zoned C-8 and contains a retail shopping centre. The property to the east of the subject site is currently zoned RA and contains an old single-family dwelling. The property to the north of the subject site, is zoned C-8 and contains an existing retail commercial building with a restaurant. To the west of the subject site, across 120 Street (Scott Road) is a Safeway shopping centre in the Corporation of Delta.

- The applicant proposes to construct a more modern gasoline station on the subject site with a larger convenience store and a drive-through Tim Horton's restaurant, to provide a more extensive range of services for customers. The existing gas station on the site will be demolished.
- A total of 3 pump islands with 6 gas pumps are proposed, 2 of which will be full-service pumps.
- The existing CG-1 Zone does not permit a larger convenience store or a drive-through restaurant. The proposed gas station facility also does not meet the building height and setback restrictions of the CG-1 Zone. As such, a CD zone is proposed to accommodate the proposed facility. The proposed CD Zone complies with the site's OCP and LAP designations. A description of the proposed CD Zone is provided below.

Proposed CD Zone

- The proposed CD Zone is based on the CG-1 Zone with some exceptions as noted below:

	CG- 1 Zone	Proposed CD Zone
Permitted Uses	Full-service gasoline station. Self-service gasoline station. Accessory Retail stores limited to convenience store (size restricted) and sale of automotive accessories.	Full-service gasoline station. Self-service gasoline station (a minimum of 2 full-service pumps must be provided). Accessory convenience store with drive-through restaurant
Density	Max FAR of 0.30.	Max FAR of 0.20.
Lot Coverage	Max 30%	Max 20%
Setbacks	<u>Buildings and structures</u> Front – 12.0 metres (40 ft.) Rear – 4.0 metres (13 ft.) Side – 4.0 metres (13 ft.) Side on Flanking – 12.0 metres (40 ft.) <u>Pump Islands and Kiosk</u> Front – 4.5 metres (15 ft.) Rear – 4.0 metres (13 ft.) Side – 4.0 metres (13 ft.) Side on Flanking – 4.5 metres (15 ft.) <u>Canopies</u> Front – 2.0 metres (7 ft.) Rear – 2.0 metres (7 ft.) Side – 2.0 metres (7 ft.) Side on Flanking – 2.0 metres (7 ft.)	<u>Buildings and structures</u> Front – 50.0 metres (164 ft.) Rear – 6.0 metres (20 ft.) Side – 10.0 metres (32 ft.) Side on Flanking – 10.0 metres (32 ft.) <u>Pump Islands and Kiosk</u> Front – 20.0 metres (66 ft.) Rear – 35.0 metres (115 ft.) Side – 13.0 metres (43 ft.) Side on Flanking – 9.0 metres (30 ft.) <u>Canopies</u> Front – 21.0 metres (68 ft.) Rear – 34.0 metres (111 ft.) Side – 10.0 metres (32 ft.) Side on Flanking – 6.0 metres (20 ft.)
Building Height	Principal Building and Pump Island Canopies max. 6.0 metres (20 ft.). Accessory buildings and structures max. 4.0 metres (13 ft.).	Principal Building and Pump Island Canopies max. 6.5 metres (21 ft.). Accessory buildings and structures max. 4.0 metres (13 ft.).

- Similar to the CG-1 Zone, the proposed CD Zone permits both full-service and self-service gasoline stations. However, the proposed CD Zone requires that where self-service pumps are provided, at least 2 full-service pumps must be provided on the same site. This is a standard provision in all CD Zones permitting gasoline stations in the City.
- The CG-1 Zone permits a convenience store as an accessory use to a gasoline station provided that the total sales and display area open to the public is not more than 28 square metres (300 sq.ft.). The proposed CD Zone permits a convenience store and the maximum floor area ratio (0.20) and lot coverage provisions (20%) of the CD Zone will limit the size of the convenience

store. The proposed CD Zone also permits a drive-through restaurant, which is not permitted by the CG-1 Zone. The proposed larger convenience store and drive-through restaurant is typical of the newer gasoline stations model, which provides a fuller range of convenience services to customers.

- The proposed uses are supportable at this location because the site is located at the intersection of 2 major arterial roads in a commercially designated area. The site is also already zoned for a gasoline station and has been occupied by a gasoline station for an extensive period of time. The proposal is a modernization of an existing facility.
- The proposed floor area ratio (FAR) of 0.20 and Lot Coverage of 20% are less than the FAR of 0.30 and Lot Coverage of 30% permitted under the CG-1 Zone.
- All of the proposed setbacks under the CD Zone are greater than those required under the CG-1 Zone with the exception of the south side yard setback for the principal building which has been reduced from 12.0 metres (40 ft.) to 10.0 metres (32 ft.). The reduced setback is to accommodate the convenience store/restaurant building and proposed drive-through alignment. The reduced setback is considered acceptable as the entire 10 m is being landscaped along 64 Avenue and the scale of the building (1 storey) is sensitive.
- The proposed building height under the CD Zone for the principal building and pump island canopies of 6.5 metres (26 ft.) is greater than the 6.0 metres (20 ft.) maximum building height permitted under the CG-1 Zone. The minor height increase is needed to accommodate the sloped roofs proposed on the pump island canopies. The sloped roofs create a more impressive architectural expression and the visual impact of the increased height should be minimal considering that the neighbouring sites are designated for commercial uses and the larger setbacks proposed.
- Extensive landscaping and a solid wood fence are proposed along the north and east property lines for screening.

Corporation of Delta Review

- Since the site is located on 120 Street (Scott Road), the application was forwarded to the Corporation of Delta for comments. The Corporation of Delta Community Planning & Development Department requested that a traffic impact assessment be provided to determine potential impacts on adjacent roadways and intersections. They also noted that the Scott Road Corridor Study identifies this area as a commercial node with on-street parking requirements. The Corporation of Delta comments were forwarded to the Engineering Department for comment. The Engineering Department determined that a traffic impact study was not warranted considering the proposal is a redevelopment of an existing gas station and is not expected to generate much additional traffic. The Engineering Department also noted that 64 Avenue and 120 Street are fully improved divided arterial roads with a signalized intersection and that additional road upgrades are not possible or practical.

PRE-NOTIFICATION

Pre-notification letters were sent on May 31, 2005, and staff received no comments

DESIGN PROPOSAL AND REVIEW

- The proposed gasoline station has been designed in accordance with the Official Community Plan (OCP) Design Guidelines for Gas Stations. The architectural expression also takes into consideration the prevailing character of existing buildings in the surrounding area.
- The convenience store/drive-through restaurant building is 297 sq.m. (3,200 sq.ft.) in total floor area and faces out towards 120 Street (Scott Road). The building materials consist of brick, stucco, hardi-panel, and metal cladding in light grey tones. The storefront style windows are framed with anodized aluminum.
- The building materials and colour palette used for the pump island canopy match the convenience store/drive-through restaurant. The canopy has a standing seam metal roof.
- Fascia signage on the convenience store/drive-through restaurant consists of 3 signs. An "On the Run" sign is proposed for the front of the building and is an illuminated box sign, in red, blue, and yellow. Only the blue lettering and red underline will illuminate; the yellow background will not. A "Tim Hortons" sign is also proposed for the front of the building and is also an illuminated box sign. Only the red lettering will illuminate, the white background will not. A "Drive Thru" sign is proposed to be located above the drive-through window on the north side of the building. This sign is also an illuminated box sign with red lettering to direct people through the drive-through area.
- Two (2) "Esso" pump island canopy signs are proposed, one of which will face 120 Street and the other will face 64 Avenue. The signs are red and white and only the white lettering and white frame will illuminate.
- Two (2) freestanding signs are proposed, one fronting 120 Street and the other fronting 64 Avenue. The sign will include an illuminated "Esso" sign box attached to a series of additional signage panels. The sign will be framed with a brick and concrete base designed to match the convenience store/restaurant building and pump island canopy, as well as a decorative cap, which matches the proposed landscaping features on the site.
- All proposed signage meets the provisions of the Sign By-law.

Tree Preservation and Landscaping

- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a site inspection and prepare an arborist report for the subject site. The arborist report identifies 23 mature trees on the subject site and concludes that 8 will have to be removed. One (1) of the 8 trees to be removed is in poor condition and the other 7 are located in the building envelope or driveway areas. The 15 trees to be retained consist of flowering Cherry trees (6), Oaks (4), and Douglas Firs (5), and are scattered around the site.

- The landscaping plan prepared for the site includes a generous combination of new trees and shrubs in a variety of species, throughout the site, which will complement the existing trees proposed to be retained. In addition to tree and shrub planting, the landscaping plan also includes 2 decorative trellis features along both frontages and decorative rail-style fencing.
- The garbage enclosure is located on the north-east portion of the site. The enclosure is made of concrete block with painted steel doors to match the colour scheme of the convenience store/restaurant building and pump island canopy. The garbage enclosure also features a decorative cap to match the signage and landscaping features on the site.
- Decorative paving delineates pedestrian routes through the site.

ADVISORY DESIGN PANEL

ADP Meeting Date: December 15, 2005.

Some of the ADP suggestions have been satisfactorily addressed except the following:

- Minor architectural changes including signage; and
- Minor landscaping changes.

The outstanding issues will be addressed prior to final approval.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	BC Hydro
Appendix VI.	Corporation of Delta Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	ADP Comments and Applicant's Response
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 1, 2005.
- Tree Survey Plan dated December 2005.
- Arborist Report dated November 6, 2005.

- Soil Contamination Review Questionnaire prepared by E.W. Citton dated May 19, 2005.
- Site Profile dated June 1, 2005.

How Yin Leung
Acting General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,092 sq.m.
Road Widening area		
Undevelopable area		
Net Total		3,863 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	20%	19%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	min. 20 m	min. 21 m
Rear	min. 6 m	min. 6 m
Side #1 (South)	min. 6 m	min. 6 m
Side #2 (North)	min. 10 m	min. 10 m
BUILDING HEIGHT (in metres/storeys)		
Principal	6.5 m	6.4 m
Accessory	4.0 m	4.0 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	773 m ²	705 m ²
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	773 m ²	705 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.20	max. 0.20
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	8	14
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

