

City of Surrey
PLANNING & DEVELOPMENT REPORT

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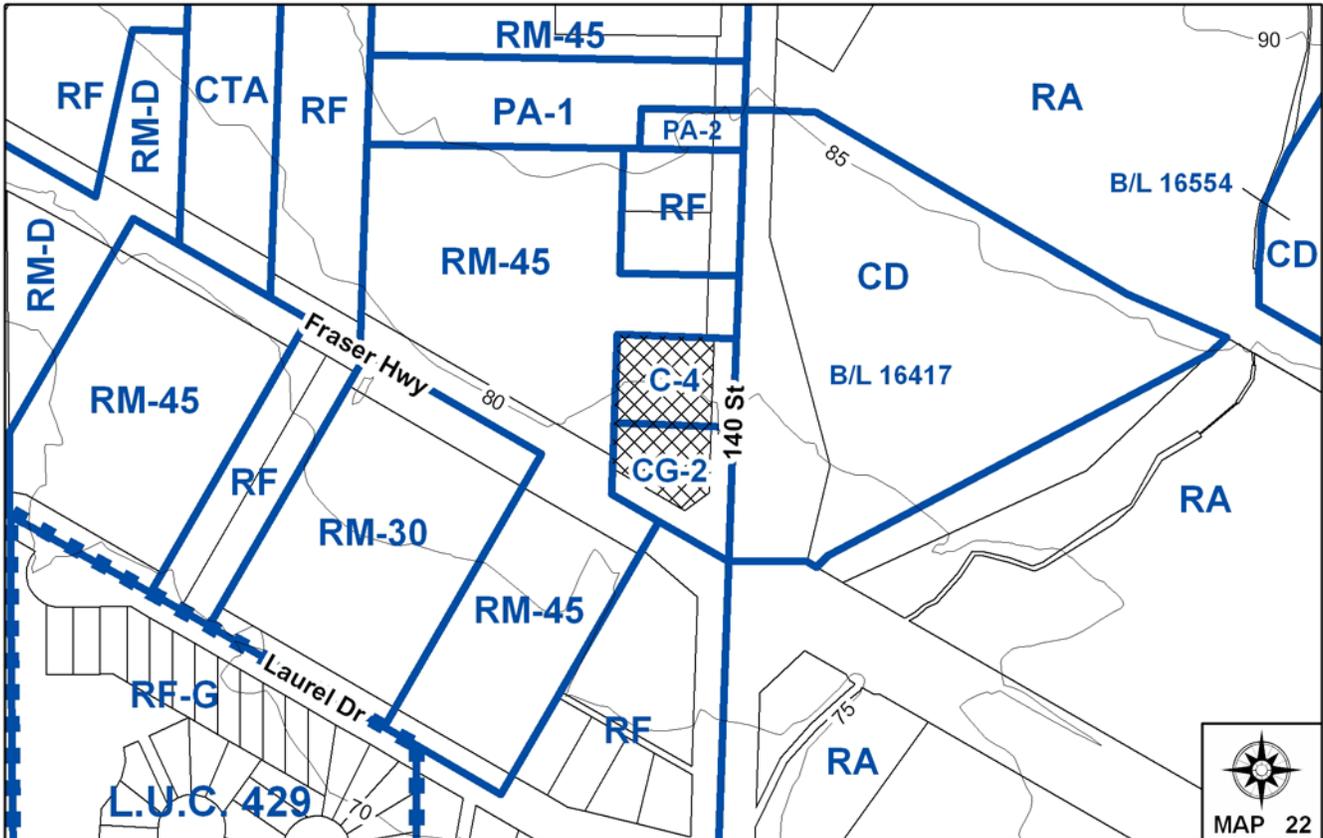
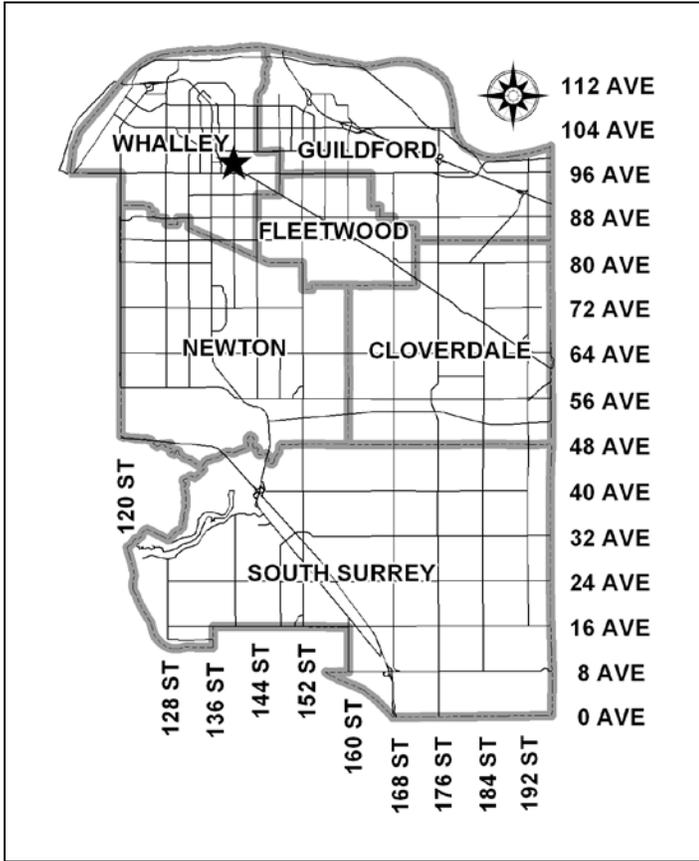
Planning Report Date: May 26, 2008

PROPOSAL:

- **Rezoning** from CG-2 and C-4 to CD (based on CG-2)
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a service station and convenience store.

LOCATION: 13977 Fraser Highway and Portion of 140 Street
OWNER: Petro-Canada Inc.
ZONING: CG-2 and C-4
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To increase the number of fascia signs and to increase the vertical height of the pump canopy signage.

RATIONALE OF RECOMMENDATION

- The proposed land use, density and building form are appropriate for this part of Surrey City Centre.
- The signage will be well integrated with the design.

SITE CHARACTERISTICSExisting Land Use: Vacant.Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Driveway to adjacent apartment building to the west.	Multiple Residential	RM-45
East (Across 140 Street):	Proposed outpatient facility.	Conservation	CD (By-law No. 16417)
South (Across Fraser Highway):	Three-storey apartment building Vacant site.	Multiple Residential	RM-45 RF
West:	Three-storey apartment building.	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONS

- The 0.36 hectare (0.9 acre) subject site at the northwest corner of 140 Street and Fraser Highway at the entry to Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is currently split zoned Local Commercial Zone (C-4) and Combined Service Gasoline Station Zone (CG-2).
- Petro-Canada operated a service station on the site for many years. Over time, however, the facility became out-dated and needed to be redeveloped to be brought up to current standards.
- As a result, in 1996, Petro-Canada demolished the service station and leveled the site.
- On May 12, 2004, Petro-Canada submitted a rezoning and a Development Permit application to rezone the site and to construct a new service station.
- For various reasons, Petro-Canada did not pursue the application. Recently, however, Petro-Canada has reactivated the application and is now actively proceeding with the proposal.
- Since the original application was submitted in 2004, however, the Surrey Engineering Department have made changes to the ultimate road network in this part of City Centre and has already commenced construction to put into place some of this new road network.
- Surrey has begun construction of the realignment of the intersection of 140 Street and Fraser Highway in order to improve sight lines and safety at the intersection.
- Once this realignment is complete, portions of the existing 140 Street road allowance will become surplus and can be closed and consolidated with adjoining properties.

- Petro-Canada is proposing to purchase a portion of 140 Street and to consolidate it with the balance of the subject site, and to rezone the subject site and closed road allowance from C-4 and CG-2 to a Comprehensive Development Zone (CD) to permit redevelopment of the site.
- The proposed development will consist of a one-storey, 262 square metre (2,800 sq. ft.) convenience store, 3 gas-pump islands containing 6 gas pumps and, a large canopy over the gas-pump islands.
- As the CG-2 Zone limits the size of a convenience store to only 28 square metres (300 sq. ft.) well below the 262 square metres (2,800 sq. ft.) proposed, the applicant has applied to rezone the site to a Comprehensive Development Zone rather than rezoning the northern portion of the site to the CG-2 Zone.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the CG-2 Zone except for increasing the size of the convenience store, varying setbacks and increasing the maximum height of the building and canopy.
- The proposed CD Zone increases the minimum setbacks set out in the CG-2 Zone for the convenience store building, the pump islands and the canopy, except for the rear (north) setback of the convenience store. The proposed CD Zone reduces the minimum rear yard setback from 12 metres (40 ft.) to 2.0 metres (6.5 ft.)
- The north side of the subject lot is bordered by a driveway that provides access from 140 Street to the adjoining apartment buildings to the west, as well as by the ramp to the underground parking that services the adjoining apartment buildings. As a result, the adjoining property will not be impacted by the reduced rear yard setback.
- The proposed CD Zone increases the maximum height of the convenience store building and the canopy from 6.0 metres (20 ft.) to 7.0 metres (23 ft.) to accommodate the architectural roof elements on both the building and canopy.
- As the increase in maximum height is minimal and, as the proposed building and canopy will be at least 25 meters (82 ft.) from the adjoining apartment buildings to the west, the increase in height will not impact the adjacent residential development.
- All other aspects of the proposed CD By-law are consistent with the requirements of the CG-2 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on April 1, 2008. Staff received no telephone calls or correspondence in response to the pre-notification letters.

However, on June 16, 2004 staff did receive a letter from the Strata Corporation of the apartment complex immediately to the west of the subject site.

- The strata corporation indicated that since the previous service station was demolished, the fencing and landscaping of the site had permitted thieves to steal the aluminum fence that was located along their common property line.

(The applicant is proposing to replace the existing fence along the common property lines with the adjoining apartment building complex and will incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design of the new service station.)

DESIGN PROPOSAL AND REVIEW

Site Layout

- The proposed convenience store will be located at the north end of the subject site, facing south, toward Fraser Highway.
- The gas pumps and gas-pump island canopy will be located in the middle of the site, between the convenience store and Fraser Highway.
- There will be one right-in, right-out driveway access into the site from Fraser Highway and one right-in, right-out access from 140 Street.

Building Design

- The proposed convenience store building and canopy have an up-scale contemporary design with clean, straight lines.
- The south-east corner of the building, in which the main door to the building will be located, is characterized by a tower element clad in light brown-coloured horizontal ledge stone.
- Portions of the south and east facades of the building facing the adjoining streets will be clad in a combination of vision and coloured spandrel glass panels.
- The balance of the south and east facades of the building, as well as the west and north facades will be clad in light grey-coloured corrugated metal panels and dark grey-coloured metal accent panels. Portions of the north side of the building will also be clad in spandrel glass panels.
- A glass and metal weather protection canopy will be located along the south and east facades of the building.
- An outdoor patio, enclosed by a metal picket fence, will be located on the east side of site between the proposed building and 140 Street to create an area in which customers can enjoy the food and beverages sold in the convenience store.
- Seven parking spaces will be located along the south side of the convenience store building, with an additional 9 stalls being located along the western property line. The 16 proposed parking spaces are far in excess of the 5 parking spaces required under the Zoning By-law.

- The canopy over the pump islands will consist of a thin, flat structure to match the lines of the convenience store building.
- The canopy will also contain two pop-up structures to match the pop-up structure over the entry to the convenience store and to provide a structure and back-drop for the signage.
- The canopy will be clad in the same dark grey-coloured metal paneling as the convenience store, but will also have a red-coloured metal panel band around the perimeter of the canopy that reflects Petro-Canada's corporate colours.
- The columns supporting the canopy will be clad in light grey-coloured aluca bond panels to give extra weight to the columns to ensure that they are in proportion with the size of the canopy.

Landscaping

- The west side of the site will be planted with larger trees such as sweet gum and western red cedar, as well as various shrubs, to help screen the service station from the existing apartment buildings to the west.
- The north side of the lot will be planted with shrubs and flowering magnolia trees and a cedar hedge.
- A low, wood rail fence with columns clad in the same stone at the entry to the building, will be located along the Fraser Highway and 140 Street frontages of the site.
- The Fraser Highway and 140 Street frontages will also be heavily planted with flowering trees and flowering or colourful shrubs.
- Rather than construct the typical architectural feature at the corner of the site at the intersection of Fraser Highway and 140 Street, the applicant is proposing to create a landscape corner feature that reflects the vegetation of the Green Timbers Urban Forest which lies immediately east of the subject site.
- The applicant is proposing to plant three large maple trees and two flowering Japanese Snowball trees on the corner of the site. Circular mounds of basalt blocks will be created underneath trees and will be planted with low grasses and heather to reflect the more natural and less manicured landscape found in the near-by Green Timbers Urban Forest.

ADVISORY DESIGN PANEL

- ADP Meeting: April 10, 2008
- Most of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans. However, some issues remain outstanding and will need to be addressed prior to final approval. The principal issues that still need to be addressed are as follows:

- Extension of canopy over the garbage enclosure area to better integrate this area with the main structure.
 - Reconsideration of the façade treatment and landscaping along the northern side of the building to create a better integration between these two elements.
 - Further refinement of corner landscaping to create a stronger and more visually appealing element including submission of more detailed designs, along with three-dimension representations.
- The applicant has agreed to address these issues prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Section 31(2)(a) of Surrey Sign By-law, 1999, No. 13656 to increase the number of fascia signs from 4 to 8.

Applicant's Rationale

- The additional fascia signs are comprised of narrow (200 mm/6-inch) high channel letters along the south face of the building that advertise the type of food products, such as cappuccino, coffee etc., sold in the convenience store.

Staff Comments:

- The signs are integrated with the design of the building and do not exceed the total sign area allowed for fascia signage on the subject site.
- As a result, the Planning & Development Department can support the requested variance.

(b) Requested Variance:

- To vary Section 31(3)(g) of Surrey Sign By-law, 1999, No. 13656 to increase the vertical dimension of the pump canopy sign from 1.0 metres (3.3 ft) to 1.3 metres (4.3 ft.)

Applicant's Rationale

- The size of the logo sign on the canopy is in keeping with the scale of the pump island canopy.

Staff Comments:

- The logo signs are integrated with the design of the pump island canopy and are not excessive in height when compared to the overall dimensions of the pump island canopy.
- Further, the logo signs do not exceed the total sign area permitted on the pump island canopy.

- As a result, the Planning & Development Department can support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant's Responses
Appendix V.	Development Variance Permit No. 7904-0178-00
Appendix VI.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: John Gustavson, Architect
 Address: 380 - 885 Dunsmuir Street
 Vancouver, BC
 V6C 1N5
 Tel: 604-687-2511

2. Properties involved in the Application
 - (a) Civic Address: 13977 Fraser Highway and Portion of 140 Street

 - (b) Civic Address: 13977 Fraser Highway
 Owner: Petro-Canada Inc., Inc. No. 24492A
 PID: 007-376-766
 Lot 1 Except: Firstly: Parcel A (Bylaw Plan 49584) and Secondly; Part now
 Road on Statutory right-of-Way Plan 29489 Section 35 Block 5 North Range 2
 West New Westminster District Plan 3352

 - (c) Portion of 140 Street shown on attached survey plan

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with public notification of Development Variance Permit No. 7904-0178-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,684 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	30%	18%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		71%
SETBACKS (in metres) (for convenience store)		
Front	7.5 m	50.0 m
Rear	2.0 m	2.2 m
Side #1 (West)	7.5 m	16.0 m
Side #2 (East) (Flanking Street)	7.5 m	11.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	7.0 m	6.7 m
Accessory (canopy)	7.0 m	6.2 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		262 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	295 m ²	262 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)	0.8	0.7
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	5	16
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
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	NO
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