



Proposal: Development Permit to regulate landscaping of the decommissioned service station site during remediation.

Recommendation: Approval to Proceed

Location: 13576 King George Hwy **Zoning:** CG-1

OCP Designation: City Centre **Owner:** Petro-Canada Inc.

PROJECT TIMELINE

Completed Application Submission Date:	August 4, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

- a Development Permit

in order to regulate landscaping of a decommissioned Petro-Canada service station site in Surrey City Centre, during remediation.

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7904-0298-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping security in the amount of \$42,311.21, which represents 150% of the landscaping cost estimate; and
 - (b) registration of a Section 219 Restrictive Covenant to ensure the applicant will maintain the site during the remediation process as per Council Policy No. 0-50.

SITE CHARACTERISTICS

- **Existing Land Use** Decommissioned Petro-Canada service station.
- **East:** Across King George Highway, small commercial buildings, zoned C-8 and CHI, designated Commercial.
- **South:** Across 108 Avenue, multi-building mall, zoned CD (By-law No. 9608), designated City Centre.
- **West:** Small commercial building, zoned CHI, designated City Centre.
- **North:** Small commercial buildings, zoned CHI, designated City Centre.

DEVELOPMENT CONSIDERATIONS

Background

- At the June 21, 2004 Regular Council – Land Use meeting, City Council received Corporate Report No. L010 with respect to developing a policy for service station site demolition, decommissioning and remediation.
- After reviewing the Corporate Report, City Council passed resolution No. R04-1586 adopting a Policy for Service Station Site Demolition, Decommissioning and Remediation (Policy No. O-50) which is attached as Appendix III.
- At the same meeting, passed the following as part of Resolution No. R04-1586:

Add a condition of approval to the rezoning application (File No. 7901-0313-00) related to the Petro-Canada site at 13643-80 Avenue, requiring Petro-Canada to obtain a Development Permit in accordance with the new Policy for the site at 13576 King George Highway, prior to Council considering final adoption of the rezoning by-law related to the site at 13643-80 Avenue (File No. 7901-0313-00).

- As a result of Council's resolution, Petro-Canada submitted a Development Permit Application to regulate the landscaping of the vacant Petro-Canada service station site at the northwest corner of King George Highway and 108 Avenue (13756 King George Highway).

Current Situation

- The subject site at 13756 King George Highway in Surrey City Centre is currently designated City Centre under the Official Community Plan and is currently zoned Self-Service Gas Station (CG-1).
- The service station on the site was demolished in 1993 and the site has been undergoing soil remediation since

that time. It is anticipated that remediation of the site will continue for one or two more years.

- It is unclear as to why remediation of this site has taken so long but difficulty in cleaning the site and changing requirements of the Provincial Government appear to have played major roles.
- Periodic monitoring of the wells on-site is conducted in accordance with the monitoring and reporting procedures set out by the Provincial Government.
- Some further excavation of the site will probably be required but the timing and extent of this excavation is not known at this time.
- The site is currently enclosed by a silver-coloured chain link fence located on the property line. The fence is clad in green plastic sheets to block views within this fenced area. The site is completely devoid of vegetation, except for some over-grown juniper bushes between the sidewalk and the fence at the southeast corner of the site.

Current Landscaping Proposal

- As part of the proposed landscaping of the site, the applicant is proposing to grade and level the existing site so that it is flat.
- The applicant is proposing to enclose the site with a 1.8-metre (6 ft.) high chain link fence, which is required by Provincial legislation. However, unlike the existing standard silver-coloured chain link fence, the new chain link fence will be coated in black vinyl so that it is less visible.
- Within the fenced area, the site will be hydroseeded with grass.
- The proposed fence will be set back 1.5 metres (5 ft.) from the property line along the north and west sides of the property and will be setback 2.5 metres (8 ft.) from the south and east property lines along 108 Avenue and King George Highway.
- A hedge, comprised of 2.0-metre (6.5 ft) high western red cedars will be planted along the northern property line.
- Views of the northern property line of the site are completely blocked by the building on the adjacent lot to the north at 13552 King George Highway. As a result, the proposed landscaping along the northern property line is more to improve the overall look of the site rather than to provide screening of the subject lot.
- A hedge, comprised of 2.0-metre (6.5 ft) high western red cedars will also be planted along the northern portion of the western property line between the proposed chain link fence and the property line.
- Along the southern portion of the western property line, glossy abelia and cotoneaster will be planted in the 1.5-metre (5 ft.) wide planting strip.
- The hedging along the northern portion of the western property line is intended to screen the rear parking and storage area at the rear of the adjacent lot at 13511-108 Avenue from King George Highway as well as screening the subject site from the adjacent properties.
- The lower profile landscaping along the southern portion of the western property line will help to screen the subject site but will not negatively impact the visibility of the commercial building on the adjoining lot from vehicle and pedestrian traffic along King George Highway.
- Planting in the 2.5-metre (8 ft.) wide planting strip along 108 Avenue and King George Highway will consist of

a combination of glossy abelias, cotoneaster, cinquefoil (potentilla), laurels and pink meidiland roses.

- The abelias, cotoneaster, cinqfoil and roses proposed for the planting strip are flowering shrubs that, when combined with the dark green foliage of the other proposed plants, will provide an interesting and contrasting landscaping focal point at this important intersection.
- In addition to the shrub planting, four oak trees, in keeping with the landscaping scheme along King George Highway, will be planted along the northern portion of the eastern property line next to King George Highway.
- Seven flowering cherry trees will be planted along the southern portion of the western property line along King George Highway and along 108 Avenue in order to provide additional interest and to compliment the existing cherry trees on the north eastern corner of the intersection of 108 Avenue and King George Highway.
- As daily maintenance of the proposed landscaping may be an issue as the site is unoccupied, all plants chosen for the proposed landscaping are drought hardy and require little or no maintenance.
- The plants chosen for the southern and eastern planting beds, except of the oak and cheery trees, are also low growing, reaching 1.0 metre (3 ft.) at maturity. These plants will help screen the interior of the lot but will also permit visual penetration and surveillance of the site in accordance with CPTED principles.
- Although the site will be entirely enclosed by the chain link fence, access gates will be located along the eastern property line to allow access to the site for continued remediation activities and monitoring.
- These gates will remain locked to prevent access to the site by the general public.
- Should the public gain access to the site, despite the fact that the gates will be locked, the low planting along the perimeter of the site will permit surveillance of the interior of the lot from adjacent streets, which will act as a deterrent to the site being used for undesirable activities.

Compliance with Policy No. 0-50

- In accordance with the Policy for Service Station Site Demolition, Decommissioning and Remediation, the applicant has provided a 1.5-metre (5 ft.) wide planting strip along the northern and western property lines and has exceeded the minimum requirements by providing a 2.5-metre (8 ft.) wide planting strip along the south and west sides of the property.
- The proposed plants are low maintenance, provide colour and contrast throughout the year but, at the same time address CPTED principles in accordance with Policy No. 0-50.
- A perimeter fence has been provided but, in accordance with the Policy, the fence will be coated in black vinyl to make it less visible.
- Again in accordance with the Policy, the interior of the site will be leveled and hydro-seeded.
- The Policy requires that the applicant post security in the amount of 150% of the landscaping cost estimate. As a result, the applicant will be asked to provide security in the amount of \$42,311.21 which represents 150% of the \$28,207.47 estimated cost of installing the proposed landscaping and fencing.
- The applicant will be required to register a Restrictive Covenant on the property, as required by Policy No. 0-50, to ensure that the applicant maintains the fencing and landscaping in good and healthy condition throughout the remediation period.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Landscaping Plan
- Appendix III. Policy No. 0-50: Policy for Service Station Site Demolition, Decommissioning and Remediation

INFORMATION AVAILABLE ON FILE

- Corporate Report No. L010

Murray Dinwoodie
 General Manager
 Planning and Development

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APPENDIX I

Information for City Clerk

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

1. (a) Agent: Name: Byron Cook
 Address: P.O. Box 100, 1155 Glenayre Drive
 Port Moody, B.C. V3H 3E1
 Tel: 604-933-2652

2. Properties involved in the Application

- (a) Civic Address: 13576 King George Highway
- (b) Civic Address: 13576 King George Highway
 Owner: Petro-Canada Ltd.
 PID: 004-265-335
 Lot A Section 15 Block 5 North Range 2 West Plan New Westminster District Plan
 7559

3.