

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0046-00

Planning Report Date: February 25, 2008

PROPOSAL:

- **Rezoning** from CG-2 to CD (based on CG-2)
- **Development Permit**

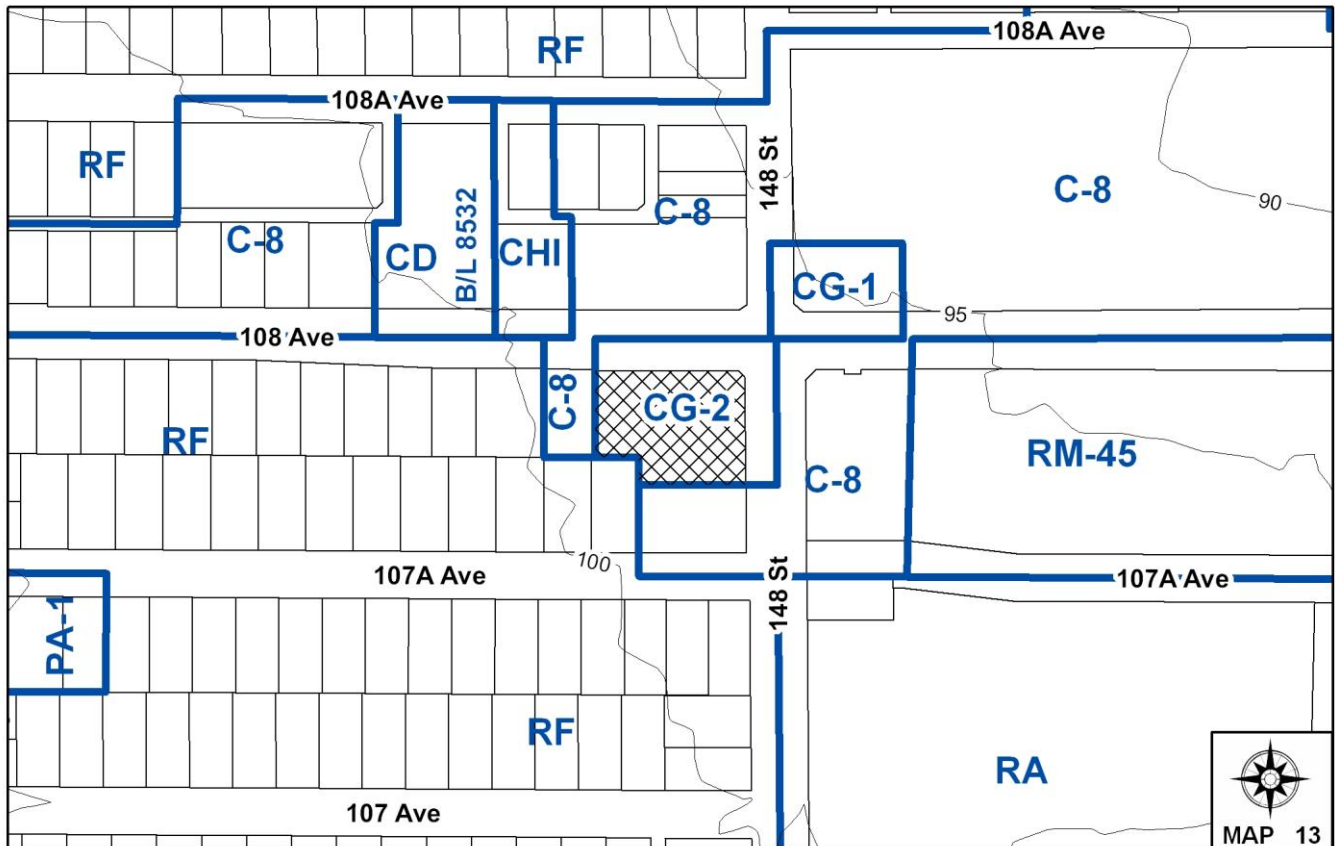
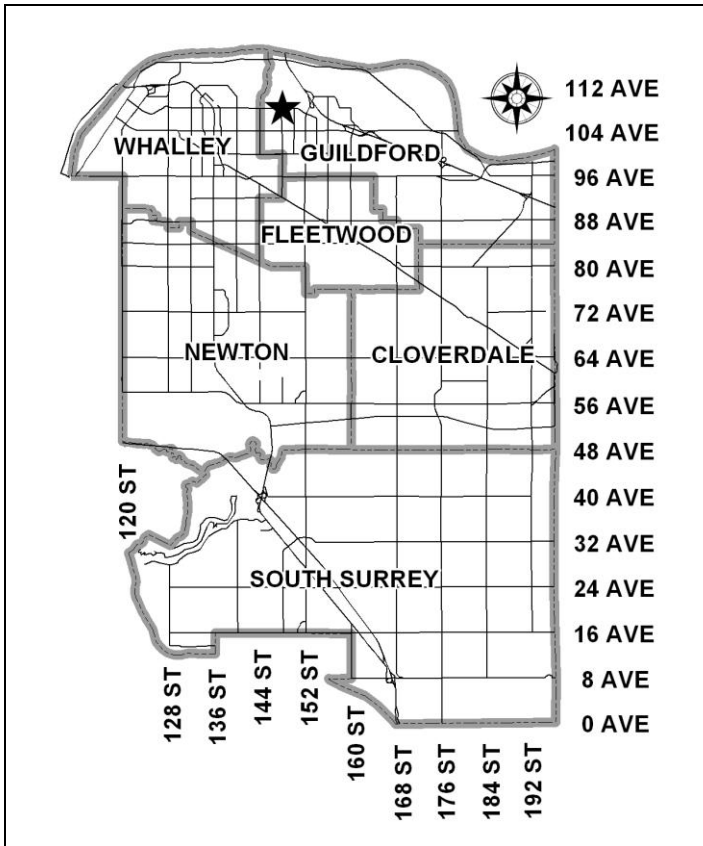
in order to permit the redevelopment of a gas station and convenience store.

LOCATION: 14780 - 108 Avenue

OWNER: Shell Canada Ltd.

ZONING: CG-2

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed convenience store exceeds the floor area permitted in the CG-2 Zone.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The size of proposed convenience store is typical of convenience stores associated with newer gas stations.
- The proposal complies with the OCP's Gas Station Design Guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" (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. 7906-0046-00 in accordance with the attached drawings (Appendix II).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) approval of the Ministry of Environment.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Min. of Environment (MOE): The applicant must apply to MOE and obtain one of the following: a determination that the site is not a contaminated site; a voluntary remediation agreement; an approval in principle of a remediation plan; or a certificate confirming the satisfactory remediation of the site, and must provide a copy of the instrument to the City.

SITE CHARACTERISTICS

Existing Land Use: Vacant commercial lot, formerly a gas station.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 108 Avenue):	Shopping mall	Commercial	C-8

East (Across 148 Street):	Multi-tenant commercial building	Commercial	C-8
South:	Office building, single family dwellings	Commercial, Urban	C-8, RF
West:	Commercial building	Urban	C-8

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 14780-108 Avenue. The property is currently zoned Combined Service Gasoline Station Zone (CG-2) and is designated Commercial in the Official Community Plan (OCP). The site is currently vacant. However, a gas station was previously located on the subject property
- The applicant is proposing to rezone the property from Combined Service Gasoline Station Zone (CG-2) to Comprehensive Development Zone (CD) based on the CG-2 Zone. The purpose of the rezoning is to allow for the redevelopment of a new Shell gas station and related convenience store.
- The applicant is proposing a combined service gas station, with a 193.5-square metre (2,083 sq.ft.) convenience store. Two pump islands are proposed for the redevelopment. The proposal complies with the OCP's *Gas Station Design Guidelines in Residential Areas*. The lot area for the gas station development will remain the same at 2,844 square metres (30,614 sq.ft.).
- A CD By-law based upon the CG-2 Zone is proposed for this lot. The proposed floor area ratio (FAR) for the convenience store will be 0.07, which is below the maximum 0.30 FAR permitted under the equivalent CG-2 Zone. When the area under the pump island canopy is included, the FAR will be 0.17.
- The proposed lot coverage, including both the convenience store and the area under the pump island canopy, is 17%, which is below the maximum 30% permitted under the CG-2 Zone.
- The site plan indicates the convenience store is to be situated along the west property line, fronting 108 Ave with the pump islands to the east. Two vehicular access points are proposed: one on 108 Ave, east of the convenience store; and the second on 148 Street near the south end of the site.
- A total of 6 parking stalls are proposed, including 1 for disabled persons. Based upon the parking requirements of the Zoning By-law, only 4 parking stalls are required. Bicycle parking is proposed adjacent to the convenience store for maximum visibility.
- A loading bay is proposed at the southwestern corner of the site, also adjacent to the convenience store.

Proposed CD By-law

- The proposed CD By-law (Appendix V) is based upon the CG-2 Zone with modifications to the maximum size of the convenience store, the flanking street building setback, and the height of the pump island canopy.

- The proposed convenience store floor area will be increased from the maximum 28 square metres (301 sq.ft.) permitted under the CG-2 Zone to 193.5 square metres (2,083 sq.ft.). This is typical of convenience stores associated with gas stations that have been redeveloped or purpose-built over the past ten years or so.
- The side yard (flanking street) building setback for the convenience store (at 108 Avenue) will be reduced from 12.0 metres (39 ft.) required in the CG-2 Zone to 5.8 metres (19 ft.). Due to the depth of the western portion of the site, it is necessary to reduce the side yard (flanking street) setback and locate the building closer to 108 Avenue. This will permit the required space for a loading area on the south side of the building. In addition, locating the convenience store closer to 108 Avenue will allow for greater surveillance over the street, as well as an improved street frontage.
- The maximum height of the convenience store will be 6.0 metres (20 ft.). The pump island canopy will be primarily 4.96 metres (16 ft.) in height with a gable roof portion measuring 6.25 metres (20.5 ft.) to the peak, which will be slightly in excess of the maximum 6.0-metre (20 ft.) height permitted in the CG-2 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 10, 2006 and staff received no responses.

DESIGN PROPOSAL AND REVIEW

- Vehicular access to the subject site will be located at 148 Street and 108 Avenue. Each access will be marked with decorative paving.
- Four pump islands with a total of 8 fuelling stations plus a diesel pump are proposed.
- The design of the convenience store and pump canopy reflect a residential character with exterior finishing in stucco (beige) and brick (red), with a gabled roof. The applicant is proposing a metal roofing material (grey).
- Roof projections will extend off of the convenience store, offering customers some weather protection. Glazed windows are proposed at the east and north elevations to provide natural surveillance to 108 Avenue and the area around the pump islands.
- The proposed colour scheme will meet the corporate colours of Shell, generally a red accent, with grey and white. Yellow is proposed for the signage.
- A minimum 4.0-metre (13 ft.) wide landscape buffer is proposed along all property lines to screen the development. The proposed landscaping incorporates a mixture of trees, shrubs and grass, including Nootka Cypress, Ornamental Pear, Rhododendron, and Hydrangea.
- A corner feature at 108 Avenue and 148 Street will consist of a trellis mounted on a column of red brick, opening on to a landscaped concrete planter. A concrete acoustic fence is proposed along the west and south property lines.

- The garbage and recycling area is to be located along the south property line. It will be enclosed with a grey, hardi-plank gate and a gabled, metal trellis roof (painted white) mounted on a column of red brick.
- Two 3.7-metre (12 ft.) high free-standing signs are proposed, one along 148 Street and the other along 108 Avenue. Each will be setback 2.3 metres (7.5 ft.) from the property line. One fascia sign is proposed for the convenience store, and two fascia signs are proposed for the pump island canopy. All three fascia signs are comprised of red channel letters on yellow panels.

ADVISORY DESIGN PANEL

- ADP Meeting Date: November 29, 2007
- All of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans (See Appendix IV). The applicant has also addressed additional landscape plan modifications requested by City staff.

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.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Ministry of Environment - Site Profile Assessment

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: Laura Jones, Pacific-Land Resource Group Inc.
 Address: #101 - 7485 - 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Address: 14780 - 108 Avenue

 - (b) Civic Address: 14780 - 108 Avenue
 Owner: Shell Canada Limited, Inc. No. 48164A
 PID: 006-212-018
 Lot 123 Except Firstly: Parcel H (By-law Plan 72906) and Secondly: Part
 Subdivided by Plan NWP88121 Section 19 Block 5 North Range 1 West New
 Westminster District Plan 41525

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based CG-2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,844.0 sq.m.
Road Widening area		
Undevelopable area		
Net Total		2,844.0 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	30%	17%
Paved & Hard Surfaced Areas		54%
Total Site Coverage		71%
SETBACKS (in metres)		
Front	12 m	14.0 m
Rear	4 m	4.0 m
Side #1 (North) (Flanking)	12 m	5.8 m
Side #2 (South)	4.0 m	12.3 m
Side #3 (South) (Pump Island Canopy)	2.0 m	6.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal	6 m	6.m
Pump Island Canopy	6 m	6.25 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail	28 m ²	193.5 m ²
Office		
Total	28 m ²	193.5 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	28 m ²	193.5 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)	0.3	0.17
FAR (net)	0.3	0.17
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	4	6
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	4	6
Number of disabled stalls		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	NO
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