

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0439-00

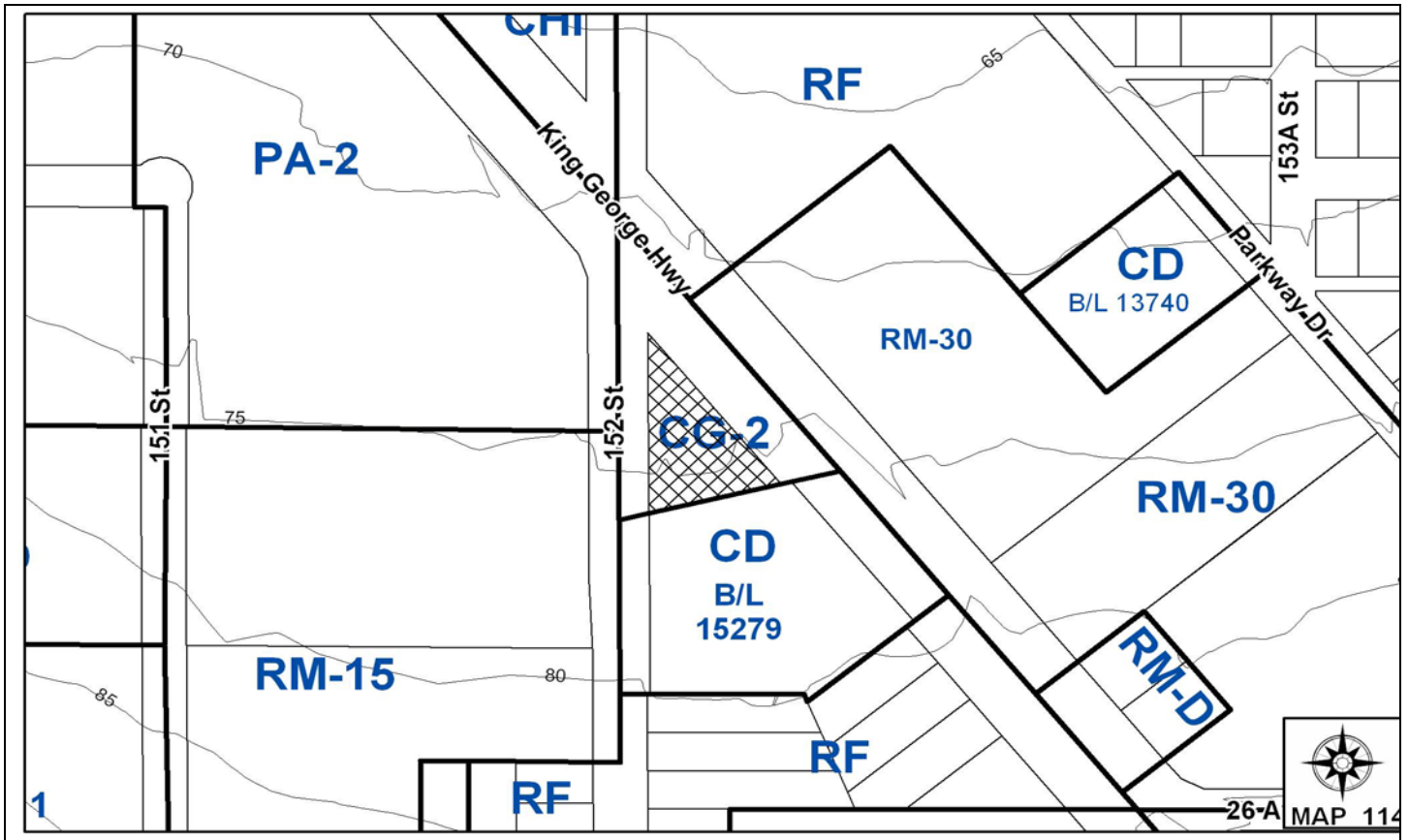
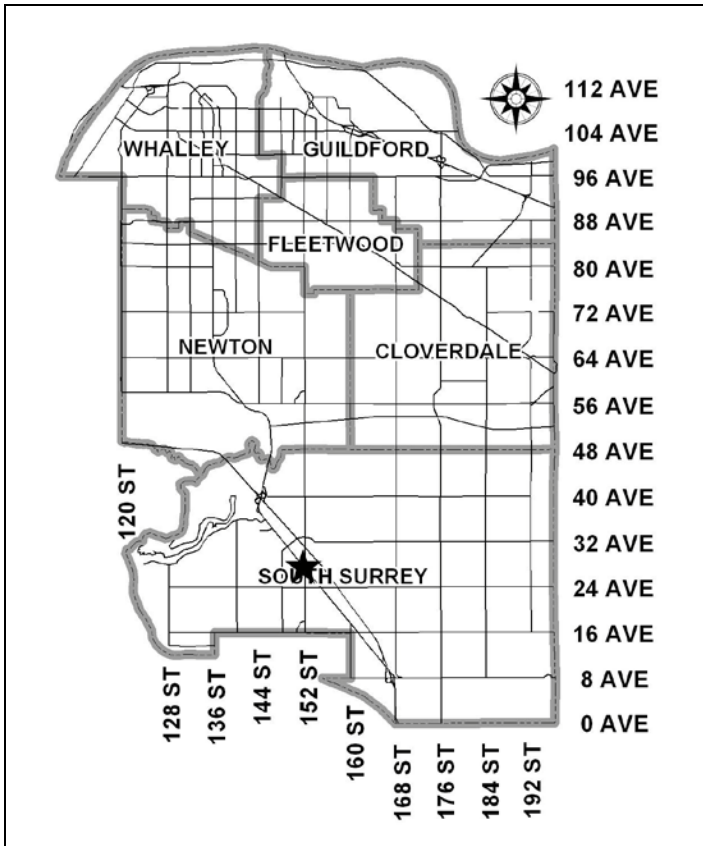
Planning Report Date: September 10, 2007

PROPOSAL:

- Rezoning from CG-2 to CD
- Development Permit

in order to permit the redevelopment of an existing gas station.

LOCATION: 2692 - 152 Street
OWNER: Petro-Canada Inc.
ZONING: CG-2
OCP DESIGNATION: Urban
LAP 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

- None

RATIONALE OF RECOMMENDATION

- Complies with the King George Highway Corridor Plan.
- CD Zone permits an increased convenience store size in accordance with other gas stations.
- Design of the gas station is in compliance with the 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 for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7906-0439-00 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) approval from the Ministry of Transportation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) registration of a Section 219 Restrictive Covenant to allow the canopy of heritage oak trees to be planted on the boulevard to encroach onto the subject site.

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:	The applicant is required to complete an independent remediation of the site under MOE's administrative guidance prior to the issuance of a building permit.
Min. of Transportation:	Preliminary approval is granted.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICSExisting Land Use: Gas stationAdjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across King George Highway):	Multi-family residential development and Sunnyside Elementary School.	Multiple Residential and Urban/Townhouse and Institutional	RM-30 and RF
East (Across: King George Highway):	Multi-family development.	Multiple Residential/Townhouses	RM-30
South:	Commercial plaza.	Commercial	CD (By-law No. 15279)
West (Across: 152 Street):	Peace Portal Church and multi-family residential development.	Urban/Institutional and Townhouses	PA-2 and RM-15

DEVELOPMENT CONSIDERATIONS

- The subject site is located on a triangular-shaped lot at the southern corner of the intersection of King George Highway and 152 Street. The site is currently zoned "Combined Service Gasoline Station Zone (CG-2)" and contains a Petro Canada gas station.
- The site is bordered on the east by King George Highway, on the west by 152 Street and to the south by a recently developed commercial plaza, which is zoned Comprehensive Development (CD) By-law No. 15279. The triangular site is a visually prominent location as two main southbound arteries entering South Surrey, King George Highway and 152 Street, converge at this intersection.
- The applicant is proposing to demolish the existing gas station and service bays and rezone to CD in order to construct a more modern gasoline station on the subject site, including a 140 square metre (1,500 square feet) convenience store. The proposed CD Zone will be based on the existing CG-2 Zone, but with a larger convenience store size.
- The existing gasoline and service station on the site will be demolished in accordance with the Ministry of Environment (MOE) Land Remediation Section's standards. The independent remediation of the site being undertaken by the applicant is required to be completed by the applicant before the Building Permit is issued.
- A total of two pump islands with four gas pumps are proposed, one of which will be a full-service pump.

Proposed CD Zone

- The following is a table outlining the differences between the existing CG-2 Zone and the proposed CD Zone:

	Existing CG-2 Zone	Proposed CD Zone
Permitted Uses	Gasoline station provided that where self-service hoses are available, at least an equal number of full-service hoses shall be available on the same lot.	Gasoline station provided that where self-service hoses are available, at least one full-service hose shall be available on the same lot.
	Retails stores limited to: convenience stores of 28 sq.m. (300 sq.ft.).	Retails stores limited to: convenience stores of 140 sq.m. (1,500 sq.ft.).
	Automobile service uses (permits car maintenance/repair and washing).	Does not permit automobile service uses.
Minimum Setbacks (main building)	Front Yard – 12m (40 feet). Rear Yard and Side Yard - 4m (13 feet). Side Yard on Flanking Street - 12m (40 feet)	Front Yard (152 Street) – 2.6m (9 feet). Side Yard on Flanking Street (King George Hwy) – 1.5m (5 feet). Side Yard – 27m
Maximum Height for Pump Island Canopy	6m (20 feet)	6m (20 feet). Decorative, permeable wooden beam rooftop trellis is permitted to a height of 7.6m (25 feet) (top of trellis).

- In order to satisfy staff's requirement of locating the vehicular entrances of the proposed development at the furthest possible location from the intersection of 152 Street and King George Highway, and to reduce the amount of paving on the northern portion of the lot, the applicant proposes to locate the convenience store and associated landscaping in the northern portion of the lot. Due to the triangular configuration of the lot, this will require a setback of 2.6 metres (8.5 feet) along 152 Street and a 1.5 metre (5 feet) setback along King George Highway. The reduced setback will not adversely impact any adjacent properties and will allow for a more interesting and active streetscape (a patio area is proposed) at this prominent location.
- Similar to the CG-2 Zone, the proposed CD Zone permits both full-service and self-service gasoline stations. However, the proposed CD Zone requires only one full-service hose to be provided on the same site, whereas the CG-2 Zone requires an equal number of self and full-service hose. This is a standard provision in all CD Zones permitting gasoline stations in the City.
- The CG-2 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 sq.m. (300 sq.ft.). The proposed CD Zone permits a larger convenience store (140 sq.m./1,500 sq.ft.). The proposed larger convenience store is typical of the newer gasoline station models, which are all developed utilizing similar CD Zones, and are designed to provide a fuller range of convenience services to customers.

- The convenience store and pump island canopy are proposed to comply with the 6.0 metres (20 feet) height restriction of the CG-2 Zone. However, permeable wooden beam decorative rooftop trellises are proposed on both the convenience store and the pump island canopy and these are permitted to be 7.6 metres (25 feet) in height (to the top of the trellis).

PRE-NOTIFICATION

Pre-notification letters were sent on December 19, 2006 and staff received the following comments:

- One caller requested additional information about the project and did not oppose the application.
- One caller was concerned about the status of the parking spaces previously located in the King George Highway Right-of-way to the immediate east of the existing gas station, which were used as "Park and Ride" spaces. The caller did not want these parking spaces to be removed.

(These parking spaces had no official status as "Park and Ride" parking spaces and have been removed as part of the road widening currently occurring along King George Highway.)

DESIGN PROPOSAL AND REVIEW

- This application was referred to the Advisory Design Panel (ADP) on June 21, 2007. All ADP comments and suggestions have been satisfactorily addressed (Appendix VII).
- ADP noted that this redevelopment will be a significant improvement to this prominent corner location of 152 Street and King George Highway 120 Street. ADP also complimented Petro-Canada on the innovative interpretation of residential design and the effort to add visual interest to this corner location.
- The convenience store building is 140 sq.m. (1,500 sq.ft.) in total floor area and is placed near the intersection of 152 Street and King George Highway, so that the building itself acts as an anchoring corner feature for the site. The building materials consist of hardie plank siding, cultured stone columns, spandrel glass and cement slate tile roofing.
- A patio has been incorporated into the design of the convenience store to liven and enhance the visual interest on this prominent corner site. Windows are proposed on the north elevation to provide surveillance from the convenience store to the patio.
- A decorative wooden trellis has been added to the south portion of the convenience store roof and has been incorporated into the patio design. A decorative trellis is also proposed for the roof of the pump island canopy.
- The building materials and colour palette used for the pump island canopy match the convenience store. The garbage enclosure has been incorporated within the building, at the northeast corner of the building. This will allow for a more attractive interface with King George Highway. The loading area has also been incorporated into this part of the building.

Glazing has been added to the east elevation to provide surveillance from the convenience store to the loading area.

- Two vehicular accesses are proposed to the site, one from 152 Street and one from King George Highway. These accesses have been placed as far from the intersection of King George Highway and 152 Street as possible. Both accesses are restricted to right in/ right out only. A reciprocal access agreement is required with the commercial plaza to the site. The Zoning By-law requires four (4) parking stalls and the applicant is proposing eight (8) parking stalls including one handicapped parking stall.

Signage

- Two (2) fascia signs are proposed for the convenience store, one (1) above the entrance at the front of the store and one (1) on the trellis on the north elevation. Two (2) fascia signs, in the same style as the one (1) on the north elevation of the convenience store, are proposed for the east and west elevations of the pump island canopy. The signs internally illuminated. These signs are small in size and are attractively integrated into the decorative trellis features. In addition, a small "Petro Points" sign is proposed to be located inside the convenience store, in the window at the front elevation.
- Two 3.2 metre (10.5 feet) freestanding signs are proposed, one fronting King George Highway and the other fronting 152 Street. The signs will have a cultured stone base that matches the convenience store.

Landscaping and Heritage

- The landscaping plan prepared for the site includes a generous combination of new trees and shrubs in a variety of species throughout the site. The northern corner of the site, at the intersection of King George Highway and 152 Street is proposed to be heavily landscaped, to frame the proposed convenience store with its decorative trellis and patio. The patio will have a 0.6 metre (2 feet) high stone wall on its northern side that will define the seating area. A series of decorative 0.6 metre (2 feet) high stone walls will be placed along the property lines to provide definition to the site.
- Several pathways to facilitate pedestrian connectivity are proposed on the site, and these will be finished with decorative stamped concrete. Stamped concrete will be used at both vehicular entrances.
- As the site is located along King George Highway, the applicant is proposing to plant three (3) heritage English oak trees in the King George Highway right-of-way. To protect the canopies of these trees, the applicant will be required to register a Restrictive Covenant on title to allow encroachment of these English oak tree canopies onto the subject site.
- In recognition of the heritage designation of King George Highway, the applicant has provided a contribution for a storyboard that will be placed along King George Highway (location to be determined later) to document the history of this historic thoroughfare.

ADVISORY DESIGN PANEL

ADP Meeting Date: June 21, 2007

ADP comments and suggestions have been satisfactorily addressed (Appendix IV).

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

Jean Lamontagne
General Manager, Planning and Development

KB/kms

v:\wp-docs\planning\plncom07\08241134.kb.doc
KMS 8/24/07 11:42 AM

Information for City Clerk

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

1. (a) Agent: Name: David Cheung, Gustavson Wylie Architects
 Address: 576 Seymour Street
 Vancouver, B.C.
 V6B 3K1
 Tel: 604-687-2511

2. Properties involved in the Application
 - (a) Civic Address: 2692 - 152 Street

 - (b) Civic Address: 2692 - 152 Street
 Owner: Petro-Canada Inc.
 PID: 005-914-124
 Lot 67 Section 23 Township 1 New Westminster District Plan 45437

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

 - (b) Application is under the jurisdiction of MOT.

 MOT File No. 1-6-24631.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based on the CG-2 Zone)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total	min. 1,400 sq.m.	2,551 sq.m.
Road Widening area		71 sq.m.
Undevelopable area		
Net Total		2,480 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	30%	
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		
Rear		
Side #1 (West) (152 Street)		2.6 m
Side #2 (East) (King George Hwy)		7.0 m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	6 m	6.8 m to peak of trellis
Canopy	6 m	7.6 m to peak of trellis
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		140 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		140 sq.m.

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)	0.30	0.06
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	3	9
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		9
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
---------------	----	---------------------------------	----