

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0022-00

Planning Report Date: March 31, 2008

PROPOSAL:

- Rezoning from CHI and CG-2 to CD
- Development Permit

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

LOCATION:

2348/58/60/72/80 King George Hwy and 15536 - 24 Avenue

OWNER:

Western Bay Properties Inc.

ZONING:

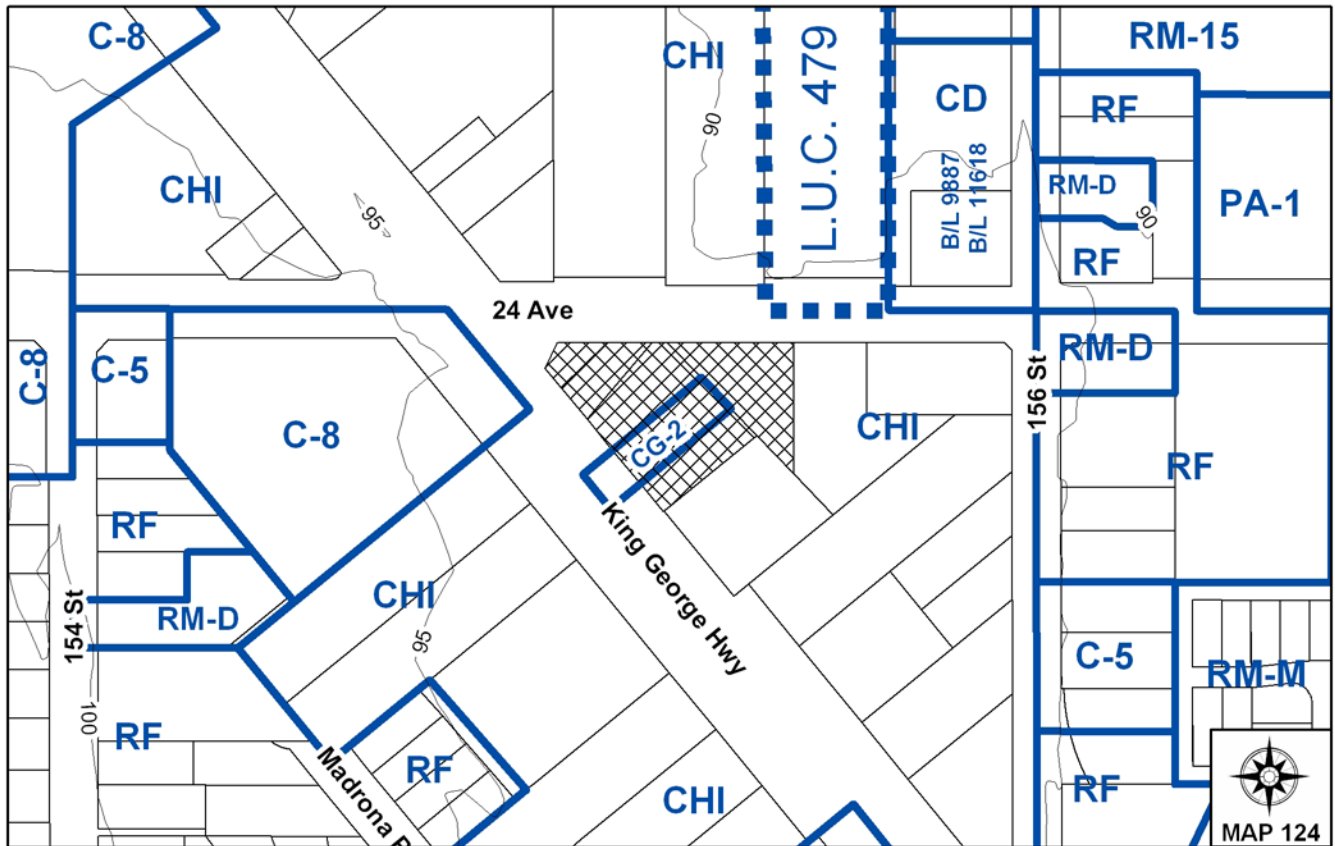
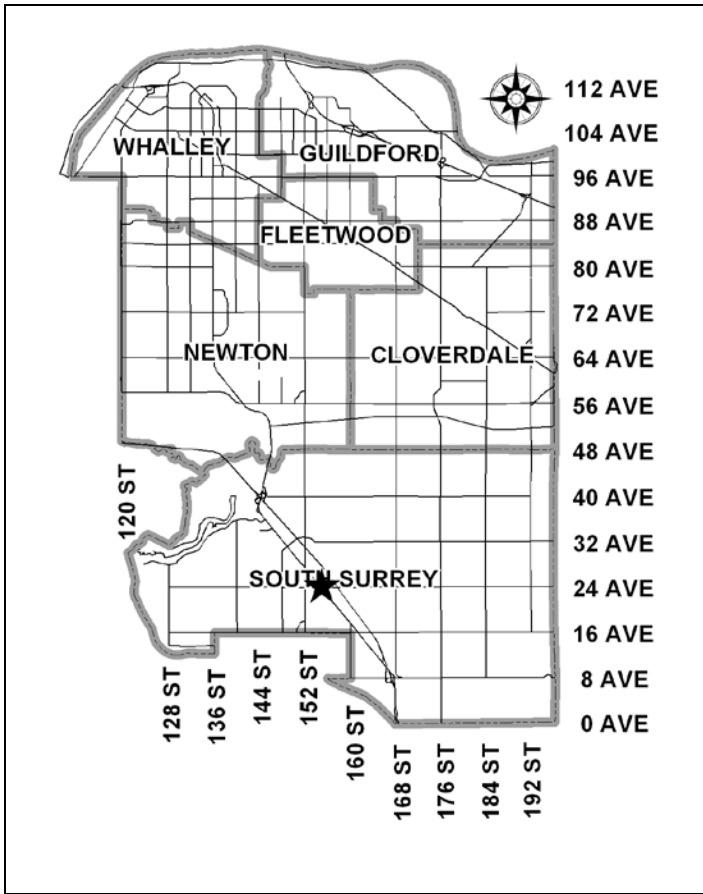
CHI and CG-2

OCP DESIGNATION:

Commercial

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 OCP Designation.
- Complies with the King George Highway Corridor Plan.
- The CD Zone allows for a combined self and full service gas station and includes an increased convenience store size in keeping with the typical model for new gas stations.
- Design of the gas station is in compliance with the Surrey Gas Station Design Guidelines.
- The existing multiple automotive businesses on this corner will be replaced by a comprehensively designed site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone 2358 King George Highway from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) and 2348, 2360, 2372 and 2380 King George Highway and 15536 - 24 Avenue from "Highway Commercial Industrial Zone (CHI)" (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. 7907-0022-00 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; and
 - (c) 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.
Surrey Fire Department:	No concerns.
Ministry of Environment:	The applicant is required to complete an independent remediation of the site under MOE's administrative guidance prior to the issuance of final occupancy.

SITE CHARACTERISTICS

Existing Land Use: The properties currently contain an Esso gas station, a used car lot and a two-storey commercial building.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 24 Avenue), East and South:	Commercial business.	Commercial/Commercial	CHI
West (Across King George Highway):	Commercial business.	Commercial/Commercial and Shopping Centre	CHI and C-8

DEVELOPMENT CONSIDERATIONS

- The subject site consists of six properties (2348/58/60/72/80 King George Highway and 15536 – 24 Avenue) and is located at the southeasterly corner of the intersection of King George Highway and 24 Avenue. The majority of the properties are zoned "Highway Commercial Industrial Zone (CHI)"; the property at 2358 King George Highway, is zoned "Combined Service Gasoline Station Zone (CG-2)".
- The site contains an Esso gas station, a used car lot, a car wash and a two-storey commercial building. The applicant is proposing to consolidate all six properties, demolish the existing buildings and rezone to CD in order to construct a new gasoline station, with a car wash and drive-through restaurant. The proposed convenience store/drive-through restaurant building is proposed to be 372 sq.m. (4,000 sq.ft.) in area. The proposed CD Zone will be based on the CG-2 Zone, but with allowances for a larger convenience store size, and accessory uses that include a car wash and a drive-through restaurant.
- 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 final occupancy is issued.
- A total of three pump islands with six gas pumps are proposed, and at least two of the fuelling positions will be full-service.

Proposed CD Zone

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

	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 two full-service hoses shall be available on the same lot.
	Accessory uses including: <ul style="list-style-type: none"> • convenience stores of 28 sq.m. (300 sq.ft.) maximum, and sales of automotive accessories; • automobile service uses of vehicles less than 5000 kg 	Accessory uses to include: <ul style="list-style-type: none"> • a convenience store (with a drive-through restaurant component) and sales of automotive accessories; • car wash facilities
Density	FAR is limited to a maximum of 0.30.	FAR is limited to a maximum FAR of 0.11. This allows a 372 sq.m. (4,000 sq.ft.) convenience store/drive-through restaurant and a 132 sq.m. (1,425 sq.ft.) car wash.
Minimum Setbacks (main building)	Side Yard & Rear Yard - 4m (13 feet). Front Yard & Side Yard on Flanking Street – 12m (40 feet).	Side Yard (southeast) – 1.5m (5 feet). All other setbacks to conform with CG-2 Zone.
Maximum Height for Principal Building	6m (20 feet).	6.5m (21 feet). A decorative gable feature is proposed, which increases the building height slightly.
Accessory Building Height	4m (13 feet).	5m (16 feet).

- 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 two full-service hoses to be provided on the same site, whereas the CG-2 Zone requires an equal number of self and full-service hose.
- 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, with a drive-through restaurant component (total sales and display area is 221 sq.m./2,380 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 proposed maximum floor area ratio (FAR) of 0.11 is less than the maximum FAR of 0.30 allowed in the CG-2 zone, but the proposed FAR of 0.11 allows for the proposed convenience store (with drive-through restaurant component) and carwash. An FAR of 0.11 allows for the proposed 372 sq.m. (4,000 sq.ft.) convenience store (with a drive-through restaurant component) and 132 sq.m. (1,425 sq.ft.) car wash.

- While the CG-2 Zone requires a 4 metre (13 feet) side yard setback, the convenience store is proposed to be setback 1.5 metres (5 feet) from the southeasterly property line, which functions as the rear property line. This building placement is required to employ the most functional site layout, given the triangular lot shape and driveway movement requirements for the drive-through components. The reduced setback will not adversely impact the adjacent property, which is zoned CHI and is developed with a multi-tenant commercial building. The rest of the proposed setbacks conform to the setbacks in the CG-2 Zone.
- The convenience store building height is generally in keeping with the 6.0 metres (20 feet) height restriction of the CG-2 Zone, with the exception of a decorative gable feature that is permitted to a building height of 6.5 metres (21 feet).
- The proposed accessory building height of 5 metres (16 feet) allows for a functional carwash.

PRE-NOTIFICATION

Pre-notification letters were sent on December 3, 2007 and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The proposed convenience store building will be approximately 372 sq.m. (4,000 sq.ft.), comprising about 129 sq.m. (1,390 sq.ft.) of retail sales and display area, 150 sq.m. (1,600 sq.ft.) of office and storage area, and 93sq.m. (1,000 sq.ft.) of restaurant space. For the proposed Tim Horton's restaurant, there is a small seating area, which can accommodate approximately 16 seats. A significant percentage of the restaurant's business will utilize the drive-through service.
- A 132 sq.m. (1,425 sq.ft.) drive-through car wash with 2 bays is also proposed.
- The site is at a lower grade (approximately 1 metre/3 feet) than King George Highway. A retaining wall will be incorporated into the site. This will have the effect of enhancing the prominence of the proposed landscaping, while at the same time reducing the visibility of the parking spaces and asphalt areas.
- The convenience store, pump island canopy and car wash will complement each other by using similar cladding and roofing materials. The convenience store building materials consist of brick and glazing on the front elevation and hardi-panel with spandrel panels and brick accents on the rear and side elevations. The carwash will be clad with brick, spandrel panels and some coloured concrete block. Roofing on the convenience store, car wash and gas canopy is proposed to be metal cladding.
- The roof of the convenience store has been broken up with a gable. A decorative wooden trellis has been added to the gable to provide more visual interest.
- The garbage enclosure adjacent to the convenience store will be screened by concrete blocks painted to match the building and will have metal doors that match the building. Also, due to the drop in grade from King George Highway, the garbage enclosure will have low visibility from King George Highway. The loading area is also proposed for this area.

- A second garbage enclosure is proposed adjacent to the car wash. This garbage enclosure will be treated similarly and landscaping will be planted on the north and east side of the garbage enclosure to screen it from 24 Avenue.
- Two vehicular accesses are proposed to the site, one from King George Highway and one from 24 Avenue. An outlet to 24 Avenue from the drive-through lane is also provided. As there is a median on both King George Highway and 24 Avenue, these accesses are restricted to right-in/right-out only.
- The Zoning By-law requires 17 parking stalls (10 for the gas station, 4 for the car wash and 3 for the restaurant) and the applicant is proposing 17 parking stalls, including one handicapped parking stall. A bike rack is proposed by the convenience store.

Signage

- Two (2) fascia signs are proposed for the convenience store. The "On the Run" sign proposed above the main entrance is to be illuminated channel letters on a painted background. The "Tim Horton's" sign on the front (north) elevation is an illuminated sign box. There is a directional sign above the drive-through window that conforms to the Sign By-law.
- The carwash is proposed to have "Entrance" and "Exit" signs above the carwash bays. These are proposed to be illuminated channel letters. Another fascia sign, identifying the car wash and consisting of illuminated channel letters, is proposed on the west elevation building.
- Two (2) fascia signs are proposed for the north and south elevations of the pump island canopy. The signs internally illuminated and are small in size.
- Two 4.05 metre (13 feet) freestanding signs are proposed, one fronting King George Highway and the other fronting 24 Avenue. The signs are proposed to complement the materials and colour scheme of the convenience store.
- All of the proposed signs comply with the requirements of the Sign By-law.

Landscaping

- The landscaping plan prepared for the site includes a combination of new trees and shrubs in a variety of species throughout the site. At the northwesterly corner of the site, at the intersection of King George Highway and 24 Avenue, a trellis feature incorporating benches is proposed.
- Several pathways to facilitate pedestrian connectivity are proposed through 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, several heritage English oak trees may be planted in the King George Highway right-of-way. To protect the canopies of these trees as they grow in the future, 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. The Restrictive Covenant will ensure that the trees are protected and not harmed.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on January 31, 2008. All 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

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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: Peter Lovick
 Address: 3701 - 1st Avenue
 Burnaby, BC V5C 3V6
 Tel: 604-298-3700

2. Properties involved in the Application
 - (a) Civic Addresses: 2348, 2358, 2360, 2372 and 2380 King George Highway
 and 15536 - 24 Avenue

 - (b) Civic Address: 2348 King George Highway
 Owner: Western Bay Properties Inc.
 PID: 026-907-186
 Parcel 5 Section 14 Township 1 New Westminster District Plan BCP27463

 - (c) Civic Address: 2358 King George Highway
 Owner: Western Bay Properties Inc.
 PID: 026-907-178
 Parcel 4 Section 14 Township 1 New Westminster District Plan BCP27463

 - (d) Civic Address: 2360 King George Highway
 Owner: Western Bay Properties Inc.
 PID: 026-907-160
 Parcel 3 Section 14 Township 1 New Westminster District Plan BCP27463

 - (e) Civic Address: 2372 King George Highway
 Owner: Western Bay Properties Inc.
 PID: 026-907-143
 Parcel 3 Section 14 Township 1 New Westminster District Plan BCP27463

 - (f) Civic Address: 2380 King George Highway
 Owner: Western Bay Properties Inc.
 PID: 026-907-135
 Parcel 1 Section 14 Township 1 New Westminster District Plan BCP27463

 - (g) Civic Address: 15536 - 24 Avenue
 Owner: Western Bay Properties Inc.
 PID: 004-585-879
 Lot 7 Except: Part Dedicated Road on Plan BCP24871; Section 14 Township 1
 New Westminster District Plan 10943

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone 2348, 2360, 2372 and 2380 King George Highway and 15536 - 24 Avenue.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,828 sq.m.
Road Widening area		
Undevelopable area		
Net Total		4,828 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	30%	18.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (King George Highway)	12 m	15.2 m
Rear (East)	4 m	21.2 m
Side #1 (South))	4 m	1.5 m
Side #2 (North) (Flanking Street - 24 Ave)	12 m	31.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	6 m	Gable feature permitted to 6.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial (C-store, carwash, canopy)		894 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		894 sq.m.

** 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)	0.11	0.104
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	17	17
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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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