

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0249-00

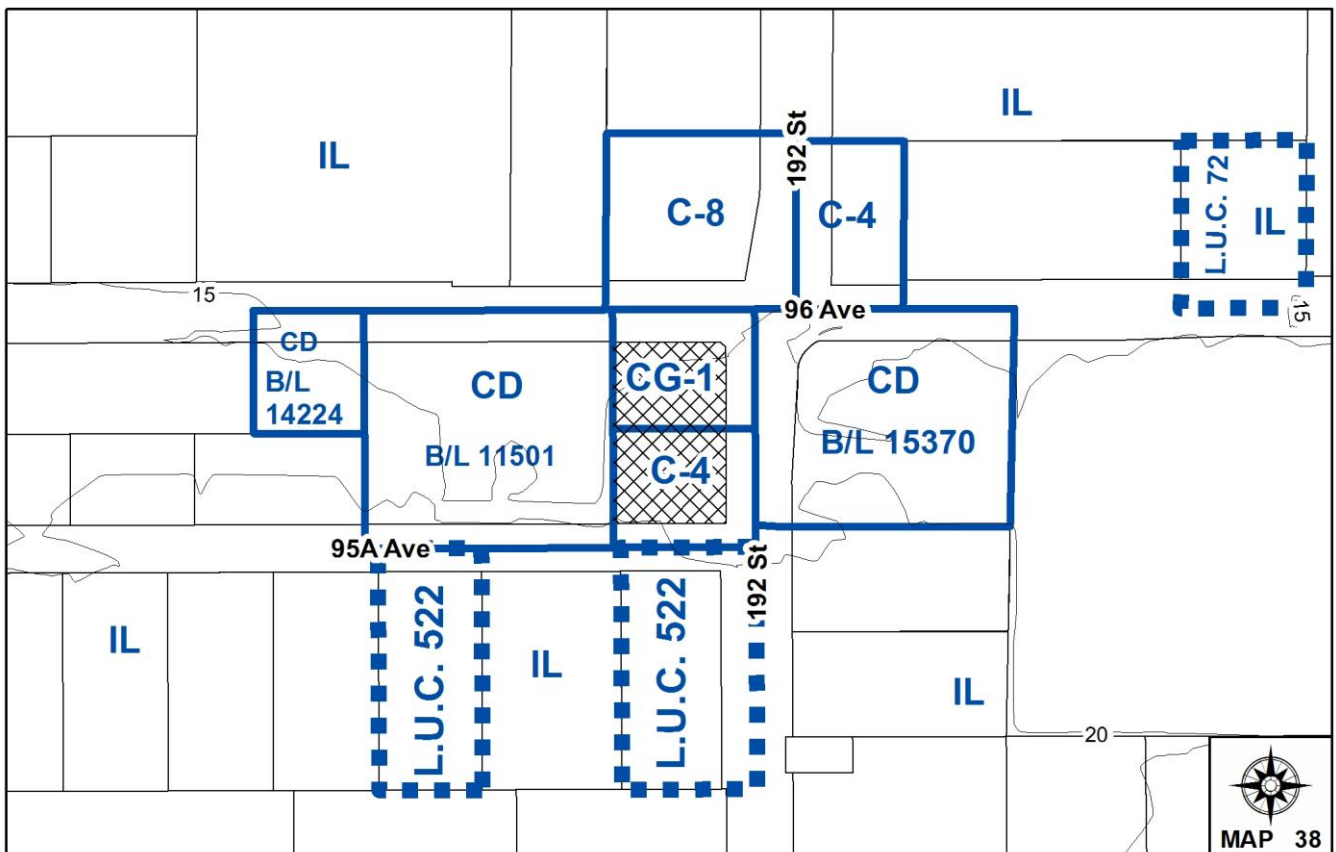
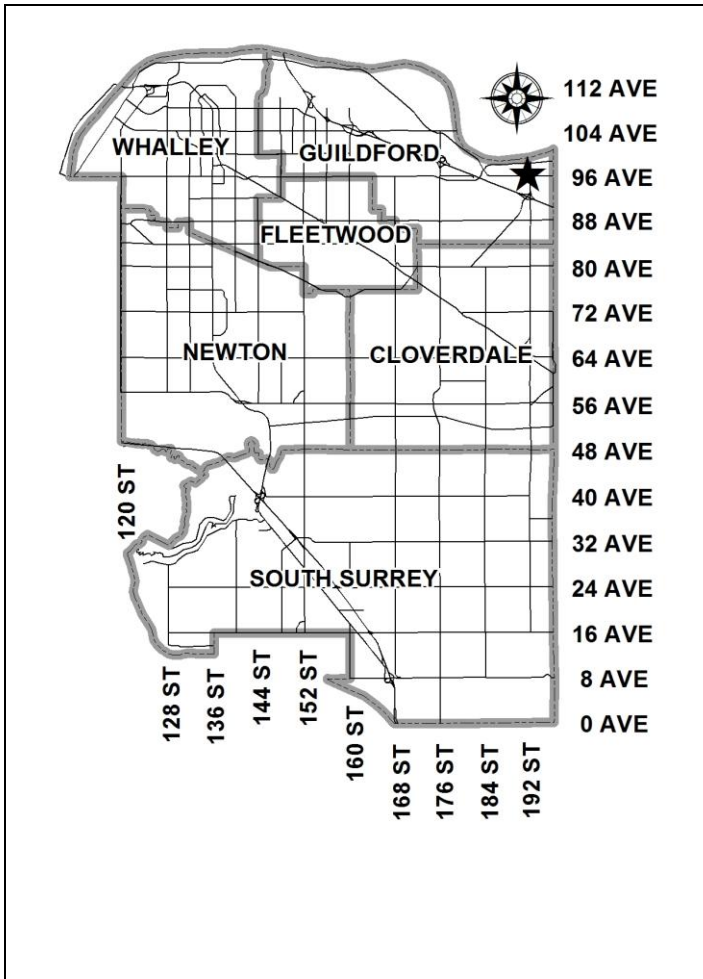
Planning Report Date: July 26, 2010

PROPOSAL:

- **Rezoning** from CG-1 and C-4 to CD (based on CG-2 and C-4)
- **Development Permit**

in order to permit the construction of a gasoline station, truck card lock facility and accessory convenience store and dwelling unit.

LOCATION: 19186 – 96 Avenue
OWNER: 622151 BC Ltd.
ZONING: CG-1 and C-4
OCP DESIGNATION: Industrial
NCP/LAP DESIGNATION: Industrial



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 width of the proposed landscaping along 192 Street does not satisfy the CG-2 Zone or the OCP Design Guidelines for Gas Stations.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The size of the retail store is typical of convenience stores with new gas stations.
- The proposal generally satisfies the OCP Design Guidelines for Gas Stations.

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) and "Local Commercial Zone (C-4)" (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. 7908-0249-00 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): The property lies within the MOTI jurisdiction and preliminary approval has been granted.

SITE CHARACTERISTICS

Existing Land Use: Gas station and convenience store.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Commercial centre.	Commercial	C-8

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 192 Street):	Pub within a heritage building, commercial development under construction.	Commercial	CD (By-law No. 15370)
South (Across 95A Avenue):	Trucking and cartage companies and granite counters manufacturer.	Industrial	Land Use Contract No. 522 (underlying IL Zone)
West:	Wholesale truck and auto parts, automotive repair and restaurant.	Industrial	CD (By-law No. 11501)

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 19186 – 96 Avenue and comprises an area of 3,660 square metres (0.9 acre.). The property is currently split-zoned Combined Service Gasoline Station Zone (CG-2) and Local Commercial Zone (C-4) and is designated Industrial in the Official Community Plan (OCP). The site is currently operating as an automobile and heavy truck refuelling station and a convenience store.
- The applicant is proposing to rezone the property from Combined Service Gasoline Station Zone (CG-2) and Local Commercial Zone (C-4) to Comprehensive Development Zone (CD) based on the CG-2 and C-4 Zones. The purpose of the rezoning is to allow for the redevelopment of a new Husky gasoline station for automobiles and card lock refueling facility for heavy trucks, convenience store, coffee shop, car wash and dwelling unit.
- The applicant is proposing a full-serve and self-serve gas station, with a 278 -square metre (3,024 sq.ft.) convenience store including a 35-seat coffee shop, a car wash and a second floor 154-square metre (1,658 sq.ft.) development. Two pump islands are proposed for the automobiles, and one pump island is proposed for the commercial card lock.
- A CD By-law based upon the CG-2 Zone and C-4 Zone is proposed for this lot. The proposed floor area ratio (FAR) for the combined uses on the site is 0.11, which is below the maximum 0.30 FAR permitted under the CG-2 Zone.
- The proposed lot coverage, including the convenience store and the area under the pump island canopy, is 19.3%, which is below the maximum 30% permitted under the CG-2 Zone.
- Two vehicular access points are proposed: one on 96 Avenue on the north side of the site; and a second on 95A Avenue on the south side of the site
- A total of 13 parking stalls are proposed, including 1 suitable for disabled persons. Based upon the parking requirements of the Zoning By-law, only 11 parking stalls are required. Bicycle parking is proposed adjacent the entrance to the convenience store, for maximum visibility.

Proposed CD By-law

- The proposed CD By-law (Appendix IV) is based upon the CG-2 Zone and the C-4 Zone with modifications to the number of full-service hoses, maximum size of the convenience store, maximum size of the dwelling unit, the flanking street building setback of the commercial cardlock pump island canopy, the height of the pump island canopy, and the inclusion of transportation industry limited to a card lock fuel dispensing facility.
- While the CG-2 Zone requires that where self-service hoses are available, at least an equal number of full service hoses be available, the proposed CD By-law requires that where self-service hoses are available, at least two (2) hoses will be full-service. This provision in the proposed CD By-law will still allow customers the choice between full-service and self-service.
- The differences between the CG-2 Zone and the proposed CD By-law are as follows:

	CG-2 Zone	Proposed CD Zone
Permitted Uses	<ul style="list-style-type: none"> • Combined gasoline service station • Convenience store limited to 28 square metres (300 sq. ft.) • Automotive service uses including car wash facilities. 	<ul style="list-style-type: none"> • Combined gasoline service station • Transportation industry limited to a card lock fuel dispensing facility. • Convenience store limited 278 square metres (3,000 sq.ft.). • Automotive service uses including car wash facilities. • Dwelling unit limited to 154 square metres (1,680 sq.ft.). • Coffee shop limited to 35 seats
Setback for Canopies	2.0 metres [7 ft.]	3.0 m [10 ft.] from east property line
Perimeter Landscaping	3 metres [9 ft.]	1.5 m [5 ft.]
Building Height	6.0 metres	7.2 metres [24 ft.]

- The convenience store floor area is proposed to be increased from the maximum 28 square metres (301 sq.ft.) permitted under the CG-2 Zone to 281 square metres (3,024 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 scale of this store is more in keeping with the C-4 Zone and surrounding commercial development.
- The maximum height of the convenience store with dwelling unit above will be 7.2 metres (24 ft.). The pump island canopy will be 6.0 metres (19.5 ft.) in height.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 17, 2008 and staff received no responses.

DESIGN PROPOSAL AND REVIEW

- The proposal complies with the OCP Design Guidelines for Gas Stations in Highway Commercial Areas.
- Vehicular access points to the subject site will be located at 96 Avenue and 95A Avenue. Each access will be marked with decorative paving.
- Two pump islands for automobiles with a total of 4 fuelling stations and two propane dispensers are proposed. One pump island for the commercial card lock, with two diesel dispensers are proposed.
- The site is immediately west of the site containing the historic Baron von Mackensen House, which has been restored and is currently operating as a neighbourhood pub. The design of the convenience store and pump canopy reflect a heritage character with exterior finishing in decorative red brick, and hardi-plank painted beige with a gabled brown metal painted roof. The canopies incorporate heavy bracing, to incorporate the heritage character.
- 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 96 Avenue and 192 Street and the area around the pump islands.
- The CG-2 Zone and the OCP Design Guidelines for Gas Stations require a minimum 3.0-metre (10 ft.) wide landscape areas adjacent to road frontages. The applicant is proposing 3.0-metre (10 ft) to 1.0-metre (3 ft) landscaping areas along the road frontages, and has compensated for the relaxation by increasing the landscaping at the corners of the property. The site configuration, the road acquisition for the upgrading of 192 Street in conjunction with the Golden Ears Bridge project, the area required for large vehicle circulation on the site and the location of the underground fuel tanks will not permit the minimum 3.0-metre (10 ft.) wide landscaping area usually required in gasoline service station developments.
- The landscaping consists of a mixture of deciduous and coniferous trees and shrubs, with some perennials.
- A curved arbour feature is proposed at the 96 Avenue intersection with 192 Street and a brick column and rail fence feature is proposed at the 96A Avenue intersection with 192 Street.
- The garbage and recycling area are proposed to be located within the carwash structure.
- Two 3.7-metre (12 ft.) high free-standing signs are proposed, one along 96 Avenue and the other along 192 Street. Each will be setback 2.3 metres (7.5 ft.) from the property line.
- The applicant has requested a 154 square metre (1,660 sq.ft.) residence for the owner or caretaker. While the CG-2 Zone does not permit an accessory residence, the Local Commercial Zone (C-4) does without a limitation on floor area except that it is accessory to the commercial use.
- There is currently an accessory residential use on the subject property.

- Planning staff encourage new industrial developments in the Port Kells area to include a caretaker's suite to reduce the potential of criminal activity during the evening hours. The request to permit a second floor suite with the subject application is supported by Planning staff.

ADVISORY DESIGN PANEL

- The attached plans have been reviewed by Planning staff, and in general were found to be satisfactory. Prior to the issuance of the Development Permit, the following items are to be addressed:
 - modification of the fascia sign band to allow only two fascia signs on each canopy; and
 - submission of a landscaping plan and cost estimate to the satisfaction of the City's Landscape Architect.

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

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Russcher & Associates and DMG, respectively, dated March 29, 2010 and March 26, 2010.

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on CG-2 and C-4)

Required Development Data	Minimum Required or Maximum Allowed in CG-2 Zone		Proposed		
LOT AREA* (in square metres)					
Gross Total			4,047 sq.m.		
Road Widening area			4,387 sq.m.		
Undevelopable area					
Net Total			3,660 m ²		
LOT COVERAGE (in % of net lot area)					
Buildings & Structures	30%		19.3%		
Paved & Hard Surfaced Areas			72%		
Total Site Coverage			91.3%		
SETBACKS (in metres)	Principal & Accessory	Canopies	Principal & Accessory	Canopies	
Front (96 Avenue)	12.0 m	4.5 m	32.5 m	10.8 m	
Rear (95A Avenue)	4.0 m	4.0 m	11.2 m	10.8 m	
Side #1 (West)	4.0 m	4.0 m	5.5 m	7.5 m	
Side #2 (East)	12.0 m	2.0 m	26.7 m	3.0 m	
BUILDING HEIGHT (in metres/storeys)			Principal	Canopy	Carwash
Principal and Pump Island Canopies	6.0 m		7.2 m	6.0 m	5.0 m
Accessory	4.0 m		n/a		
			1		
NUMBER OF RESIDENTIAL UNITS	0				
Bachelor					
One Bed					
Two Bedroom			1		
Three Bedroom +			1		
Total	0				
FLOOR AREA: Residential			154 m ²		
FLOOR AREA: Commercial	1,098 m ²		281 m ²		
Retail					
Carwash			106 m ²		
Total					
FLOOR AREA: Industrial					
FLOOR AREA: Institutional					
TOTAL BUILDING FLOOR AREA	1,098 m ²		541 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)	0.30	0.15
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	9	11
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	11	13
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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