

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0211-00

Planning Report Date: July 23, 2018

**PROPOSAL:**

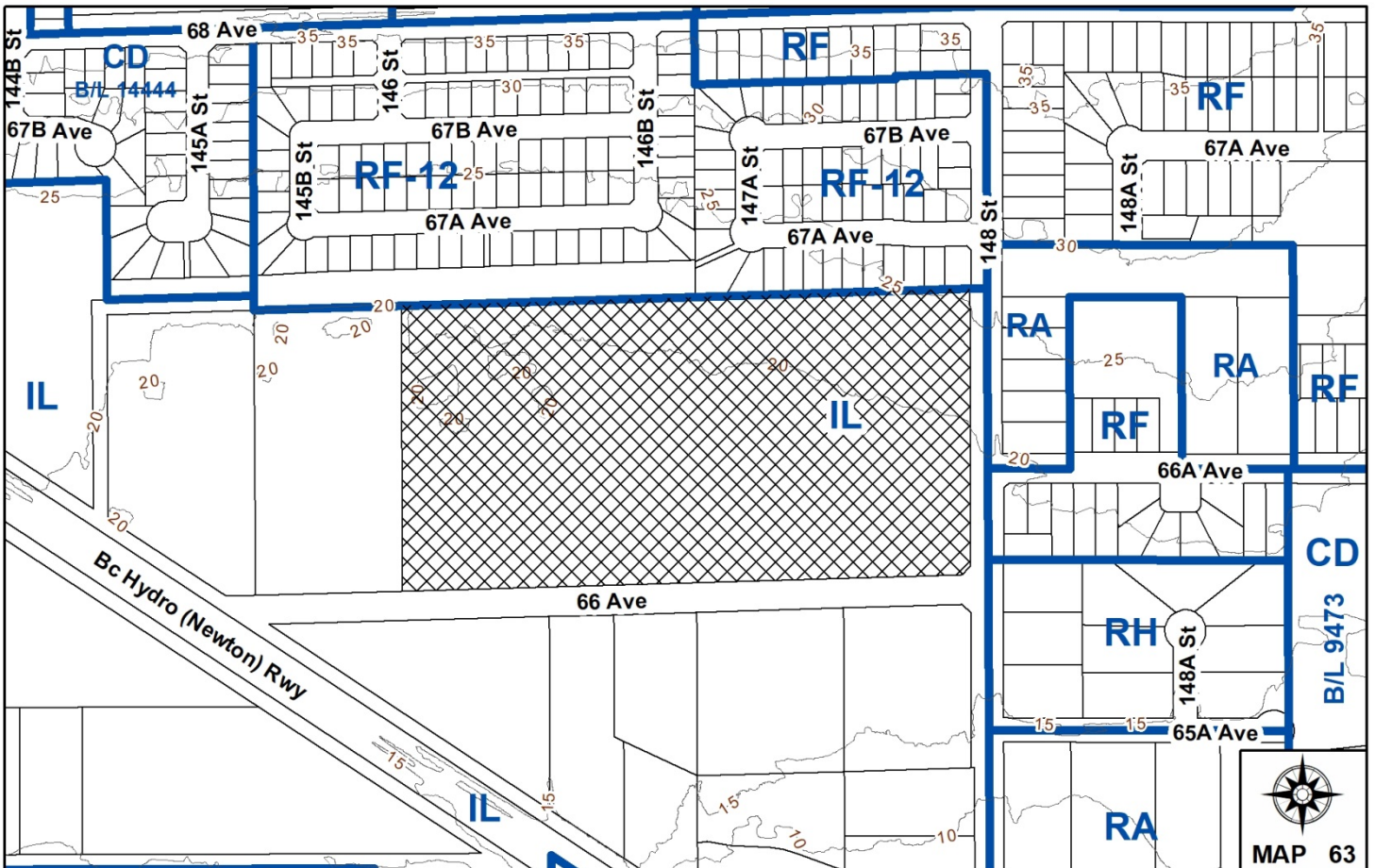
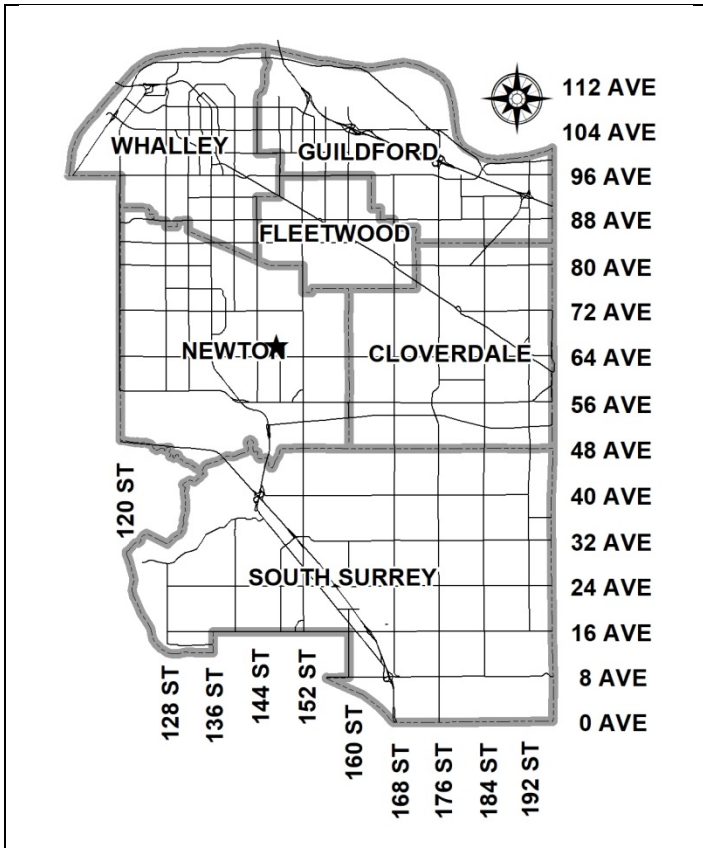
- Development Permit
- Development Variance Permit

to permit the construction of an upgraded gas fueling station at the City of Surrey Operations Centre.

LOCATION: 6651 – 148 Street

ZONING: IL

OCP DESIGNATION: Industrial



MAP 63

### RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the required side yard (flanking) setback for accessory structures; and
- To reduce to minimum landscape buffer requirement along the southern property.

### RATIONALE OF RECOMMENDATION

- The existing gas station utilizes compressed natural gas (CNG), with a system that was installed in the 1980s. The proposed CNG station upgrades will increase the capacity of vehicles, improve fuel pressure delivery, and reduce refueling time. In addition, the increased capacity will allow the City to transition to a fully dedicated CNG fueled fleet.
- The proposed upgraded CNG equipment will be located in the same area of the site as the existing equipment. In order to maintain the existing driving aisles – which accommodate large fleet vehicles – the proposed CNG equipment upgrades have been designed to fit within the available area of the existing equipment. This will allow for the utilization of existing infrastructure, such as gas and hydro hookups.
- The applicant is proposing to install a 3 metre (10 ft.) wide buffer planting east of the proposed CNG equipment, as well as install decorative metal fencing. The fencing would be adjacent to the new CNG facility, extending east and west along the entire frontage between the two existing driveways on 66 Avenue. This will ensure the gas station is effectively screened from the street while allowing for visibility and increasing safety.
- In addition, the applicant has agreed to apply decorative wraps with a natural motif on the CNG equipment structures that will be visible from 66 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0211-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) reduce the minimum side yard (flanking) setback of an accessory structure in the "Light Impact Industrial Zone (IL)" from 7.5 metres (25 ft.) to 2.83 metres (9.3 ft.); and
  - (b) to reduce the minimum landscape buffer in the "Light Impact Industrial Zone (IL)" from 1.5 metres (5 ft.) to 0.5 metres (1.6 ft.).
2. Council authorize staff to draft Development Permit No. 7918-0211-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a landscape plan to the specification and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: City of Surrey Operations Centre

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings & Greenbelt	Urban	RF-12
East (Across 148 Street):	Single family dwellings	Urban	RA & RF
South (Across 66 Avenue):	Industrial Businesses	Industrial	IL
West:	Industrial Businesses	Industrial	IL

## DEVELOPMENT CONSIDERATIONS

- The property, located at 6651 – 148 Street, is designated "Industrial" in the Official Community Plan and zoned "Light Impact Industrial Zone (IL)".
- The property is home to the City of Surrey Operations Centre and Fleet Operations Centre. The new Operations Centre was completed under Development Application No. 7912-0317-00. A gas station, located in the southern portion of the property along 66 Avenue, is used as a refueling station for City fleet vehicles.

### Proposal

- The existing gas station utilizes compressed natural gas (CNG), with a system that was installed in the 1980s. The proposed CNG station upgrades will increase the capacity of vehicles, improve fuel pressure delivery, and reduce refueling time. In addition, the increased capacity will allow the City to transition to a fully dedicated CNG fueled fleet.
- The proposed CNG upgraded equipment will be located in the same area of the site as the existing equipment. In order to maintain the existing driving aisles – which accommodates large fleet vehicles – the proposed CNG equipment upgrades have been designed to fit within the available area of the existing equipment. This will allow for the utilization of existing infrastructure, such as gas and hydro hookups.
- Due to the equipment upgrades being required to be located in the existing equipment area, a Development Variance Permit (DVP) is proposed to reduce the side yard (flanking setback) and reduce the minimum landscape buffer. To offset the reduced setbacks, decorative fencing and additional planting have been proposed to improve the aesthetic of the gas station from the public realm.

### Landscaping & Fencing

- A landscape buffer is proposed along the frontage of the gas station portion of the property, along 66 Avenue, and will vary in width from 3 metres (10 ft.) to 0.5 metres (1.6 ft.). A DVP is proposed to reduce a portion of the landscape buffer in the vicinity of the CNG equipment from the required 1.5 metres (5 ft.) to 0.5 metres (1.6 ft.).
- The proposed landscaping will consist of winged burning bush and blue oat grass.
- Decorative metal fencing 1.6 metres (5.2 ft.) in height is also proposed along the 66 Avenue frontage, which will help screen and protect the upgraded CNG equipment, while allowing the gas station to be visible from the street.
- In addition, the applicant has agreed to apply decorative wraps with a natural motif on the CNG equipment structures that will be visible from 66 Avenue.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variances:

- To reduce the minimum side yard (flanking) setback of an accessory building in the IL Zone from 7.5 metres (25 ft.) to 2.83 metres (9.3 ft.); and
- To reduce the minimum landscape buffer in the IL Zone from 1.5 metres (5 ft.) to 0.5 metres (1.6 ft.).

## Applicant's Reasons:

- In order to maintain the existing gas station layout and utilize existing gas and hydro infrastructure, the upgraded CNG equipment must be installed in the same location as the existing equipment, thus encroaching into the required side yard (flanking) setback.
- Due to the required placement of the upgraded CNG equipment, a reduced landscape buffer is proposed for a portion of the gas station site.
- To offset the requested variances, 3 metres (10 ft.) of landscape buffer is proposed for a portion of the site, as well as the installation of decorative fencing along the gas station frontage along 66 Avenue.

## Staff Comments:

- The proposed CNG equipment upgrades are required to be installed in the same location as the existing equipment, in order to utilize existing infrastructure and maintain the efficient use of the gas station site.
- The applicant is proposing a widened landscape buffer along a portion of the site, as well as the installation of a decorative fence along the entire 66 Avenue frontage. This will help screen the gas station site from the public realm, while aesthetically enhancing the site.
- Staff support the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:



- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Site Plan and Landscape Plan
- Appendix III. Development Variance Permit No. 7918-0211-00

*original signed by Ron Hintsche*

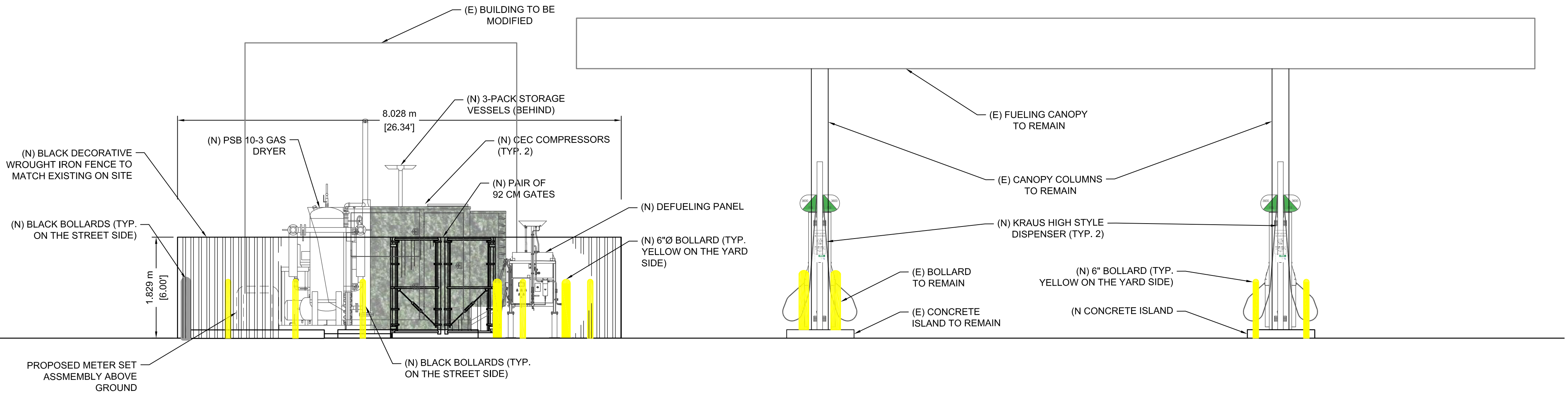
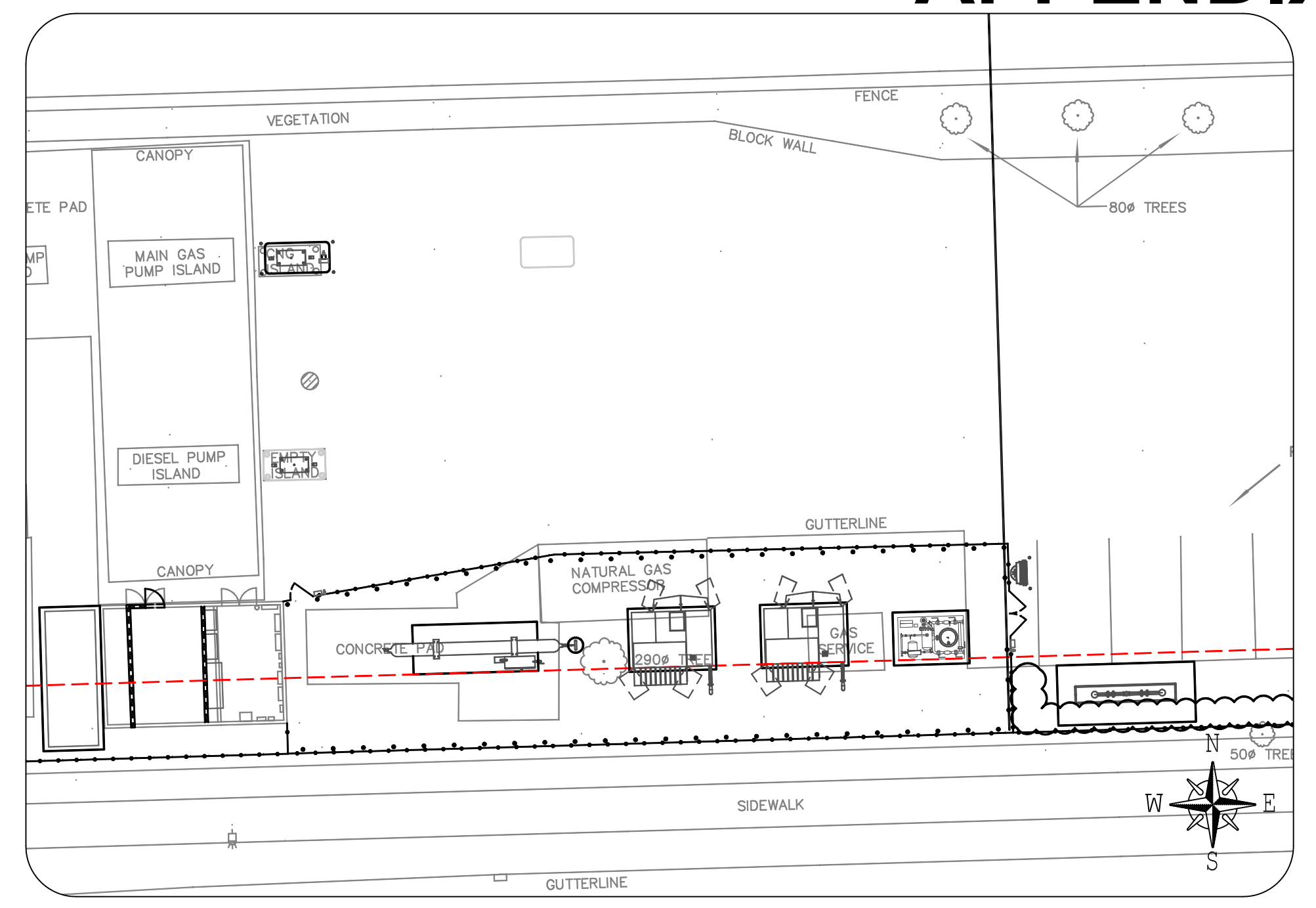
Jean Lamontagne  
General Manager  
Planning and Development

DZ/cm

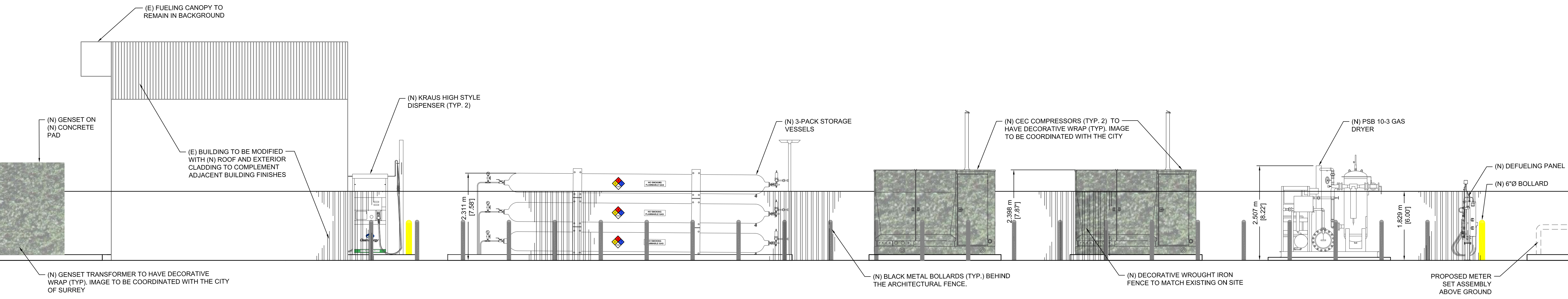
APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

COLOR CHART		
ITEM	COLOR	
BOLLARDS / COVERS	SAFETY YELLOW (SEE NOTE 1)	
FENCING & GATES	BLACK DECORATIVE STEEL FENCE	

- NOTES**
- COLOR IS TO MATCH PANTONE COLOR SYSTEM OR EQUIVALENT 1101 HIGH GLOSS LAQUER ENAMEL OR EQUIVALENT.
  - CONTRACTOR SHALL PRIME AND PAINT OR PROVIDE GREEN PLASTIC COVERS ON ALL BOLLARDS AND RAILING.
  - CONTRACTOR SHALL PRIME ALL BOLLARDS USING PLASTIC COVERS FOR CORROSION PROTECTION.




**EAST ELEVATION (1:50)**



**SOUTH ELEVATION (1:50)**

DATE	DESIGNED BY	HVT
04/23/2018	APPROVED BY	MES
		RL

Know what's below. CALL 800-474-6886 Or CLICK BCONECALL.BC.CA before you dig.  
REDUCED PLAN  
CAUTION: THIS DRAWING MAY BE REDUCED  
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1155 WALKER STREET SUITE 101 NEW WALKER BC CANADA V3S 6S5  
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Jul 18, 2018 - 12:24pm

**CNG FUELING STATION  
CITY OF SURREY  
14687 66TH AVENUE  
SURREY, BC V3S, CANADA  
GENERAL ARRANGEMENT & ELEVATIONS**

ASSET: NC - 400888\_00  
Engineering Projects - Current/Surrey, BC - City of Surrey (408888.00) Drawings and Engineering (408888.00) GENERAL ARRANGEMENT AND ELEVATIONS.dwg - PLOTTED: Jul 18, 2018 - 12:24pm

DATE	DESIGNED BY	HVT
04/23/2018	APPROVED BY	MES
		RL

SCALE AS NOTED  
SHEET G-1.0  
DATE SIGNED:





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0211-00

Issued To: City Of Surrey  
(the "Owner")

Address of Owner: 13450 – 104 Avenue  
Surrey, BC V3T 1V8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-198-496  
Parcel 1 Section 15 Township 2 New Westminster District Plan EPP31958  
6651 – 148 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL), the minimum Side Yard (Flanking) Setback for an Accessory Structure is reduced from 7.5 metres (25 ft.) to 2.83 metres (9.3 ft.); and
  - (b) In Section I. Landscaping of Part 48 Light Impact Industrial Zone (IL), the minimum Screen Planting is reduced from 1.5 metres (5 ft.) to 0.5 metres (1.6 ft.).
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

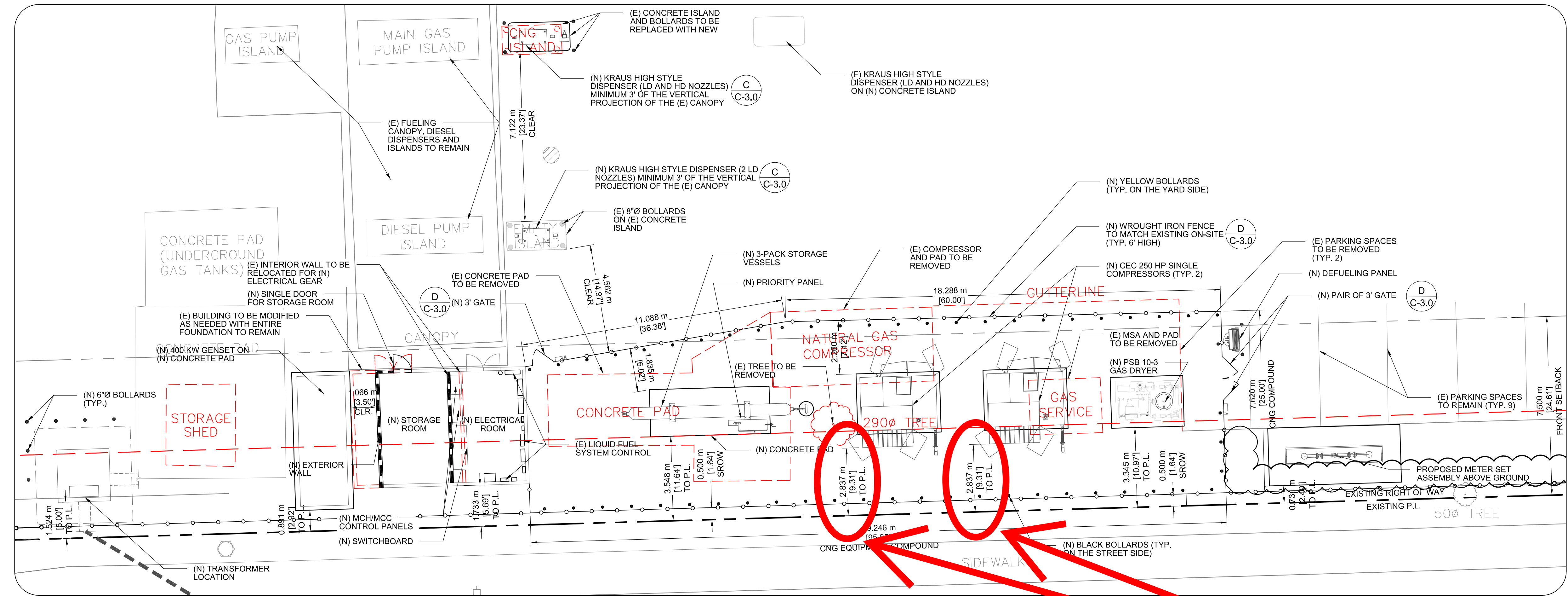
\_\_\_\_\_  
Mayor – Linda Hepner

\_\_\_\_\_  
City Clerk – Jane Sullivan

**GENERAL NOTES SCHEDULE A**

- CONTRACTOR SHALL COMPLY WITH ALL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND LOCAL JURISDICTION STORM WATER POLLUTION PREVENTION (SWPP) RULES AND REGULATIONS PRIOR TO THE COMMENCEMENT OF ANY WORK AND DURING ANY CONSTRUCTION ACTIVITIES.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- ALL EXISTING STRUCTURES, PAVEMENT, VEGETATION, DEBRIS, STOCKPILED SOIL, TREES AND ASSOCIATED ROOT SYSTEMS, RUBBLE, LOOSE MATERIALS, ETC. WITHIN CONSTRUCTION AREA, SHALL BE REMOVED AND DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED. RESULTING EXCAVATIONS SHALL BE BACKFILLED WITH ENGINEERED FILL.
- PRIOR TO PLACEMENT OF FILL MATERIAL, ALL UNEVEN SURFACE FEATURES SHALL BE REMOVED. LOOSE MATERIALS SHALL BE MOISTURE CONDITIONED AND COMPACTED TO 90% RELATIVE COMPACTION.
- ALL PROPOSED SPOT ELEVATIONS ARE SHOWN AT FINISHED SURFACE ELEVATIONS. REFER TO SITE PLAN AND REFERENCED PAVEMENT SECTIONS FOR DEPTHS OF EXCAVATIONS.
- AFTER COMPLETING THE OVER EXCAVATION AND ANY CORRECTIVE WORK, ALL EXPOSED SUBGRADE SOILS SHALL BE SCARIFIED AND COMPACTED TO A DEPTH OF 8 INCHES. THE MOISTURE CONTENT OF THE SCARIFIED SOIL SHOULD BE ADJUSTED TO AT LEAST ITS OPTIMUM VALUE, AS DETERMINED BY ASTM D1557 (CURRENT EDITION), PRIOR TO BEING COMPACTED TO AT LEAST 90% OF ITS DRY DENSITY.
- DEPENDING UPON DEPTH OF EXCAVATION AND SEASONAL CONDITIONS GROUNDWATER MAY BE ENCOUNTERED IN EXCAVATION ON THE SITE. PUMPING FROM SUMPS MAY BE UTILIZED TO CONTROL WATER WITHIN EXCAVATIONS. WELL POINTS MAY BE REQUIRED FOR SIGNIFICANT GROUNDWATER FLOW, OR WHERE EXCAVATIONS PENETRATE GROUNDWATER TO A SIGNIFICANT DEPTH.

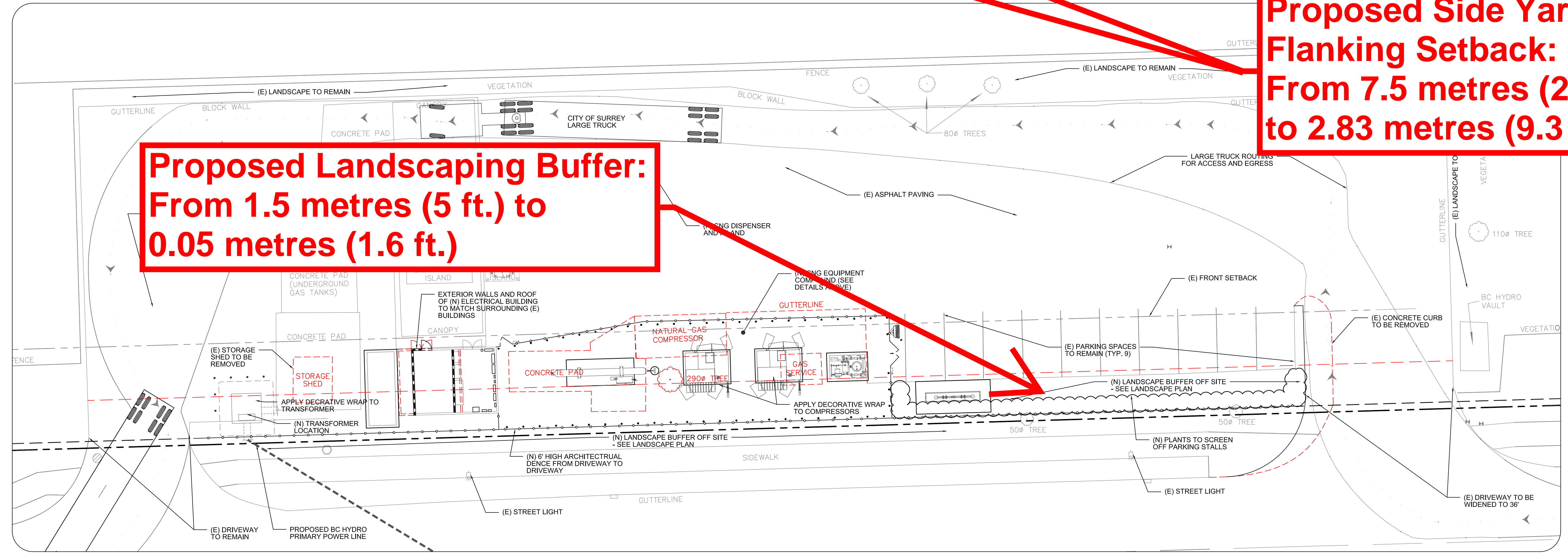
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**CNG COMPOUND LAYOUT (1:100)**

**Proposed Side Yard Flanking Setback: From 7.5 metres (25 ft.) to 2.83 metres (9.3 ft.)**

**Proposed Landscaping Buffer: From 1.5 metres (5 ft.) to 0.05 metres (1.6 ft.)**



**OVERALL SITE PLAN (1:150)**

**Clean Energy**

4575 WALKER STREET, SUITE 101, NEW WEST, B.C. CAN. V3C 5S6  
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**CNG FUELING STATION  
 CITY OF SURREY  
 14687 66TH AVENUE  
 SURREY, BC V3S, CANADA  
 SITE PLAN**

ASSET: NC-400888.00  
 W:\Engineering\Projects - Current\Surrey\40888\012\Drawings and Engineering\04-C01-SITE PLAN.dwg - PLOTTED: Jul 18, 2018 - 12:59pm