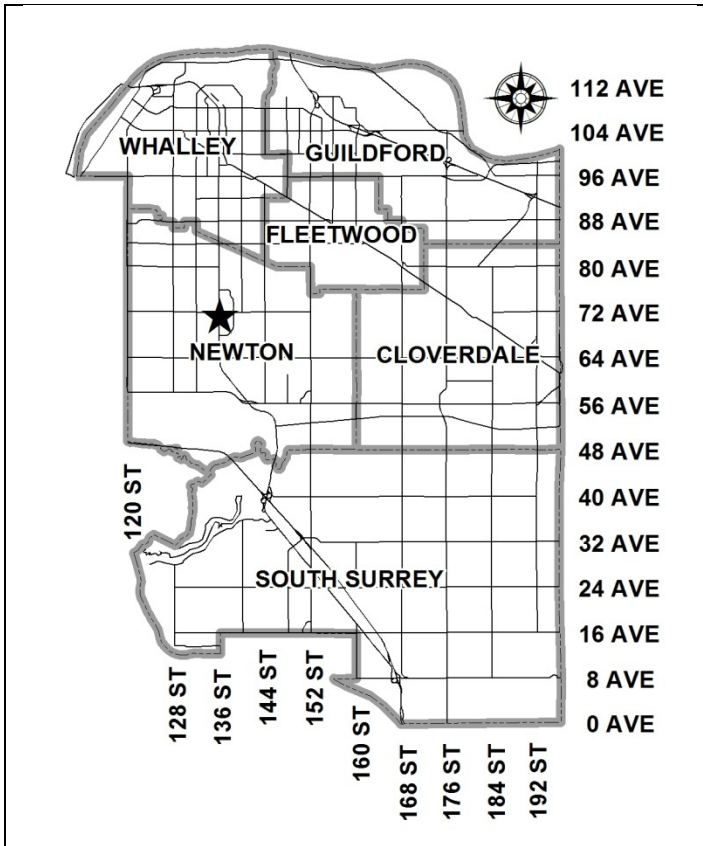


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0106-00

Planning Report Date: July 11, 2011



**PROPOSAL:**

- **Temporary Use Permit**

in order to allow temporary vehicle rental, auto repair, tire retail, car detailing and car wash uses on-site.

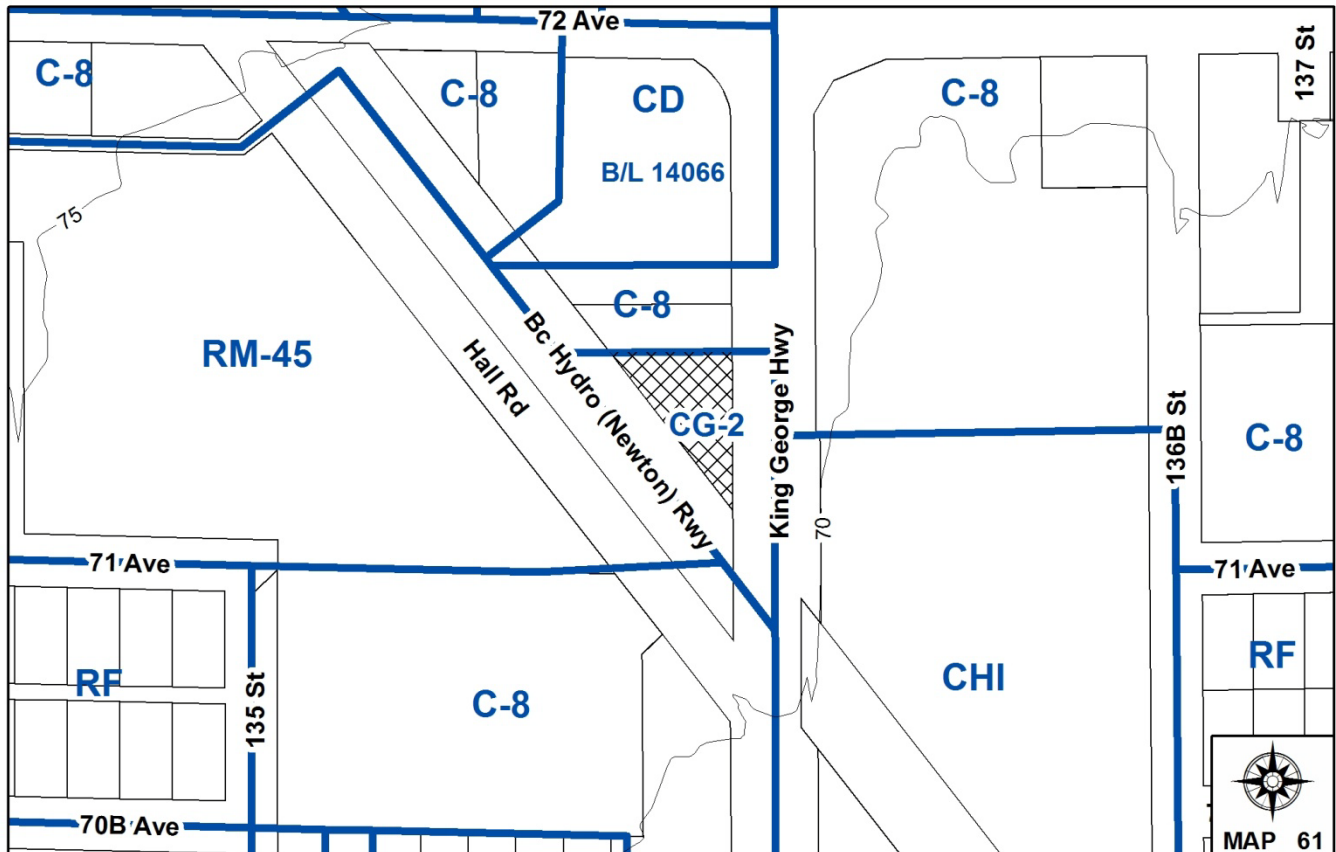
**LOCATION:** 7127 King George Boulevard

**OWNER:** Arzoo Enterprises Ltd.

**ZONING:** CG-2

**OCP DESIGNATION:** Commercial

**NCP/LAP DESIGNATION:** Highway Commercial



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit No. 7911-0106-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The owner would like to redevelop the subject property in future. However, redevelopment would likely require consolidation with adjacent parcels and is not contemplated at this time. In the interim, the Temporary Use Permit (TUP) would allow for an expanded range of uses on-site.
- The proposed interim uses are consistent with the Highway Commercial designation in the Newton Town Centre Plan as well as general uses within the surrounding neighbourhood.
- The current TUP on-site expired on June 15, 2011. The existing building is currently occupied by an automotive service business. Therefore, the proposed TUP extension will enable the existing tenant to continue operating. Previously, the building was vacant for extended periods given the owner was unable to attract a tenant under the CG-2 Zone.
- The applicant will be required to install new plant material within the existing landscaped areas and improve the appearance of the site by removing excessive unauthorized signage.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7911-0106-00 (Appendix II) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) removal of deceased planting material and installation of additional landscaping along King George Boulevard to the satisfaction of the City Landscape Architect;
  - (b) removal of temporary on-site fencing and unauthorized fascia signage; and
  - (c) improve the appearance of existing permanent fencing on-site and clean-up the subject property to the satisfaction of the Planning and Development Department.

REFERRALS

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

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Automotive service business and vacant gas station.

Adjacent Area:

Direction	Existing Use	OCP/NCP/LAP Designation	Existing Zone
North:	Commercial building	Commercial/Highway Commercial	C-8
East (Across King George Boulevard):	Commercial building and vacant parcel	Commercial/Commercial Office and Highway Commercial	C-8 & CHI
South (Across B.C. Hydro Rail Corridor and Hall Road):	Commercial building	Commercial/Shopping Centre	CD (B/L 17023)
West (Across B.C. Hydro Rail Corridor and Hall Road):	Multiple residential building	Commercial/Multiple Residential (Medium Rise)	RM-45

## DEVELOPMENT CONSIDERATIONS

### Background

- The property is designated "Commercial" in the Official Community Plan (OCP) as well as "Highway Commercial" in the Newton Town Centre Plan. The subject property is currently zoned "Combined Service Gasoline Station (CG-2)".
- The applicant purchased the subject property but experienced difficulties attracting a tenant to operate the vacant gas station given its close proximity to an existing gas station located at 7195 King George Boulevard. The property cannot be redeveloped effectively without consolidating the adjacent properties.
- Council issued Temporary Use Permit (TUP) No. 7907-0237-01 on March 31, 2008 to permit automotive service uses, auto detail, car washing and tire retail on-site. The applicant subsequently experienced difficulties attracting a tenant and requested that Council approve the addition of vehicle rentals (less than 5,000 kilograms) as a permitted use in addition to vehicle service uses previously approved under TUP No. 7907-0237-01. Council approved this expanded range of permitted uses under File No. 7909-0027-00 on June 15, 2009.

### Current Proposal

- The owner recently secured a longer term tenant who currently operates an automotive repair business located within the existing building. However, the Temporary Use Permit (No. 7909-0027-00) officially expired on June 15, 2011. As a result, the applicant is requesting that Council grant another Temporary Use Permit (File No. 7911-0106-00) thereby allowing the automotive repair business to continue operating for a period not to exceed two (2) years.
- The applicant previously installed additional landscaping along King George Boulevard under File No. 7909-0027-00 as well as completed substantial upgrades to the existing building which included painting the exterior façade. As part of the current proposal, the owner intends to remove unauthorized signage and temporary fencing installed along the northern boundary of the subject property. In addition, the applicant will remove all deceased planting material and install new landscape material in compliance with earlier landscape plans approved under File No. 7909-0027-00 which show a 2 metre wide (6 ft.) landscape buffer along King George Boulevard.
- The subject property is already identified in the Official Community Plan (OCP) as part of Temporary Commercial Use Permit Area No. 19 which allows a range of automotive service-related uses on-site. Therefore, no additional OCP Amendment is required for this application.

## PRE-NOTIFICATION

Pre-notification letters were sent out on June 6, 2011 and staff have received no comments from adjacent property owners.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Temporary Commercial Use Permit No. 7911-0106-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

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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:              Gurdev Singh Heer  
                         Address:             7847 - 122 Street  
   Surrey, BC V3W 3S5  
                         Tel:                      604-593-2640
  
2.      Properties involved in the Application
  - (a)      Civic Address:            7127 King George Boulevard
  
  - (b)      Civic Address:            7127 King George Boulevard  
                 Owner:                      Arzoo Enterprises Ltd.  
                 PID:                            002-205-823  
                 Lot 1 Section 17 Township 2 New Westminster District Plan 8939
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Temporary Use Permit No. 7911-0106-00.

## CITY OF SURREY

(the "City")

## TEMPORARY COMMERCIAL USE PERMIT

NO.: 7911-0106-00

Issued To: ARZOO ENTERPRISES LTD., INC. NO. 702106  
("the Owner")

Address of Owner: 7847 - 122 Street  
Surrey, BC  
V3W 3S5

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 002-205-823  
Lot 1 Section 17 Township 2 New Westminster District Plan 8939

7127 King George Boulevard

(the "Land")

3. The Land has been designated as a Temporary Commercial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
  - Automotive service uses, which means a business that provides light maintenance of motor vehicles including engine tune-ups, lubrication, repairs, auto detailing, autoglass repairs and car washing. Tire retail and associated servicing and vehicle rental (vehicles less than 5,000 kilograms) are also permitted. Automobile painting, body work and gasoline station uses are excluded, in accordance with the attached Schedule A.
5. The temporary use shall be carried out according to the following conditions:
  - The landscaping installed on-site as a condition of Temporary Use Permit No. 7909-0027-00 is to be maintained;
  - On-site signage must conform with Surrey Sign By-law, 1999, No. 13656; and
  - No signage is permitted on-site unless the owner first obtains a Sign Permit.

- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
- 7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
- 8. This temporary use permit is not transferable.
- 9. This temporary use permit shall lapse on or before two years from the date of issuance.

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

\_\_\_\_\_  
 Mayor – Dianne L. Watts

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

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
 Authorized Agent: Signature

OR

\_\_\_\_\_  
 Name (Please Print)

Gurdev S Heer  
 Owner: Signature

GURDEV S HEER  
 Name: (Please Print)



TO THE CITY OF SURREY:

I, ARZOO ENTERPRISES LTD. (Name of Owner)

being the owner of Lot 1 Section 17 Township 2 New Westminster District Plan 8939  
(Legal Description)

known as 7127 King George Boulevard  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

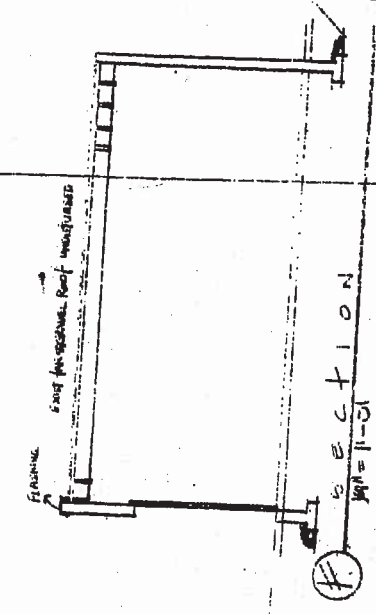
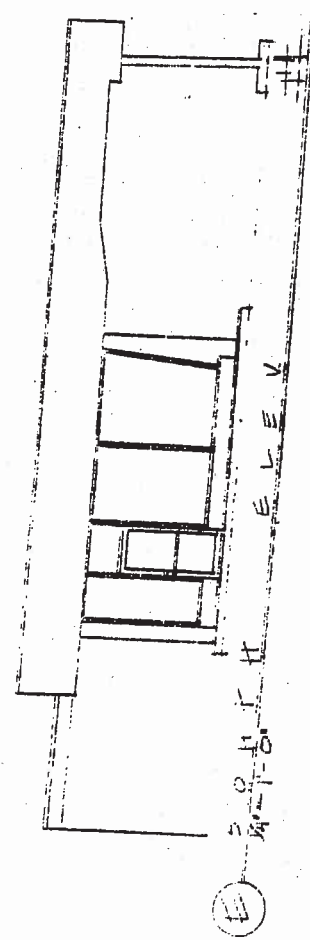
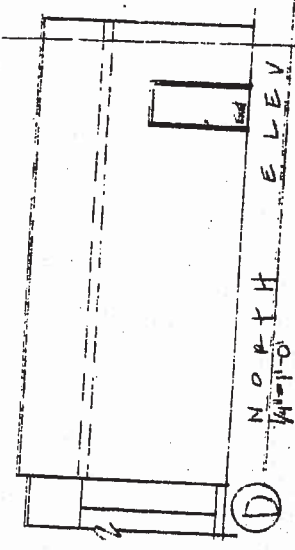
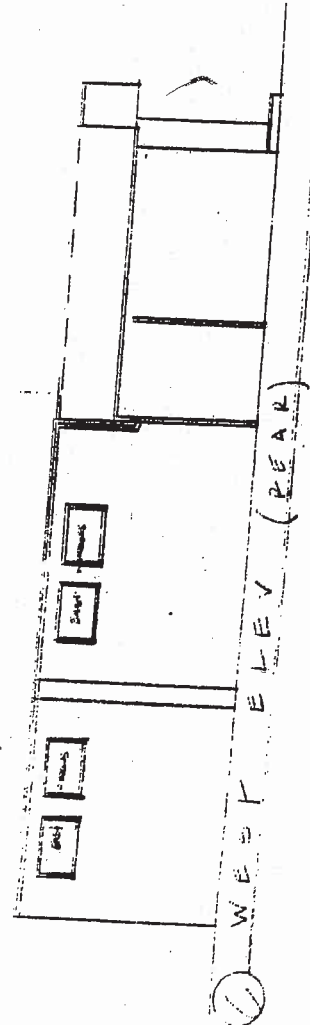
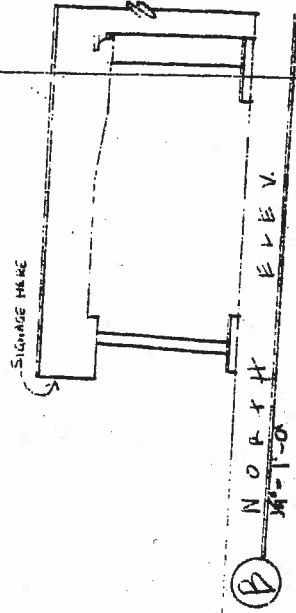
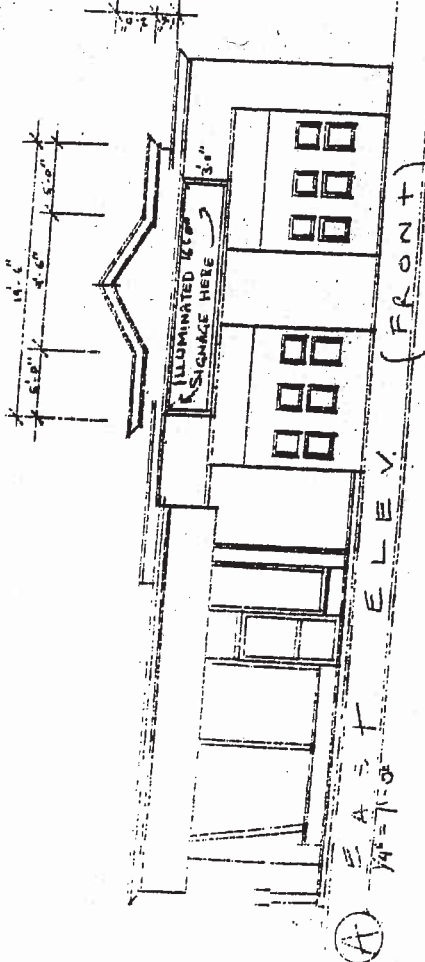
This undertaking is attached hereto and forms part of the temporary use permit.

Gundev Sheer  
(Owner)

Misty Jones  
(Witness)

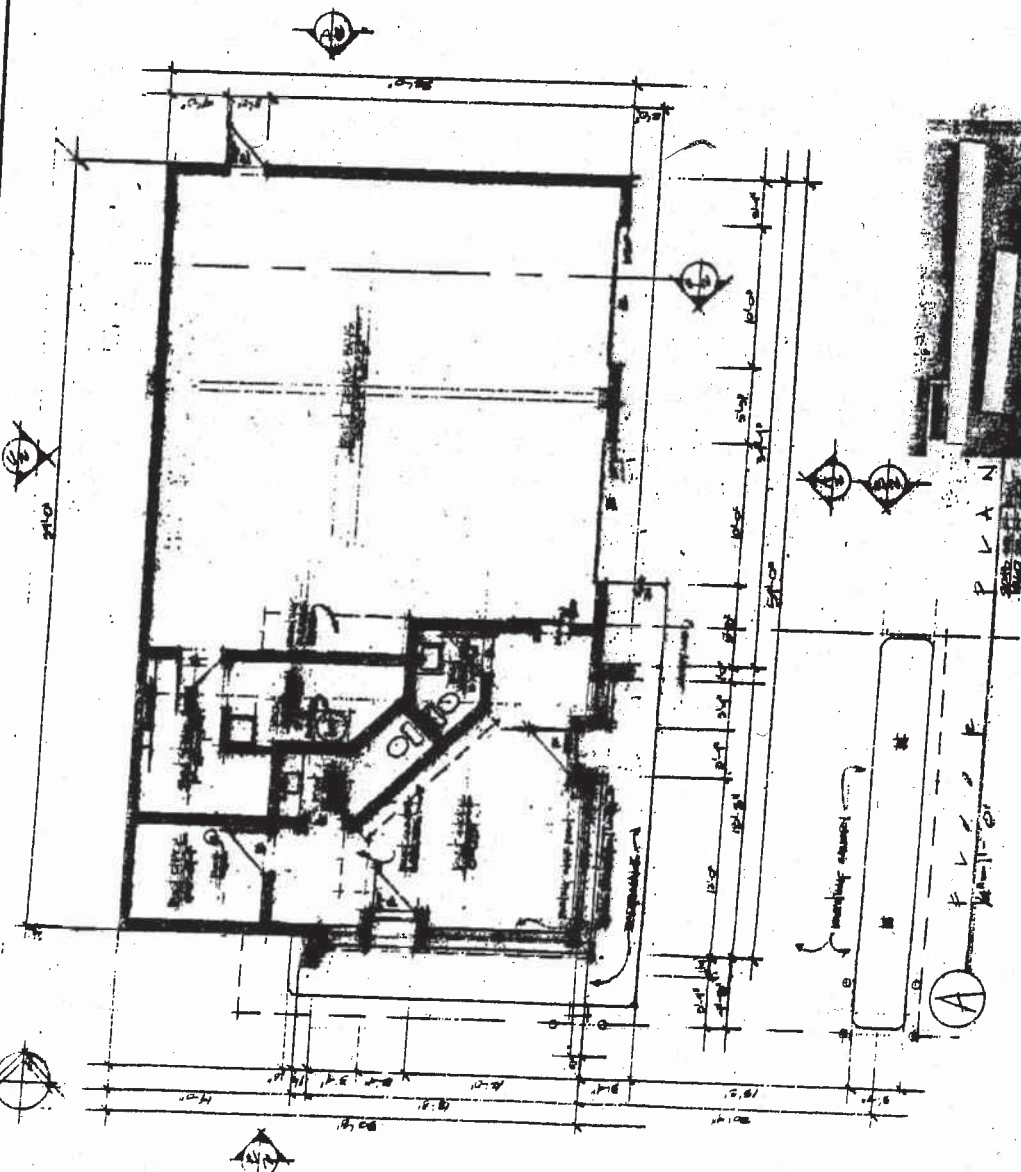
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# SCHEDULE 'A'

Sheet 1 of 3

Plans checked by [Signature]  
 Planning & Development, City of Surrey

Date 2008/03/05

Acceptable  Not Acceptable

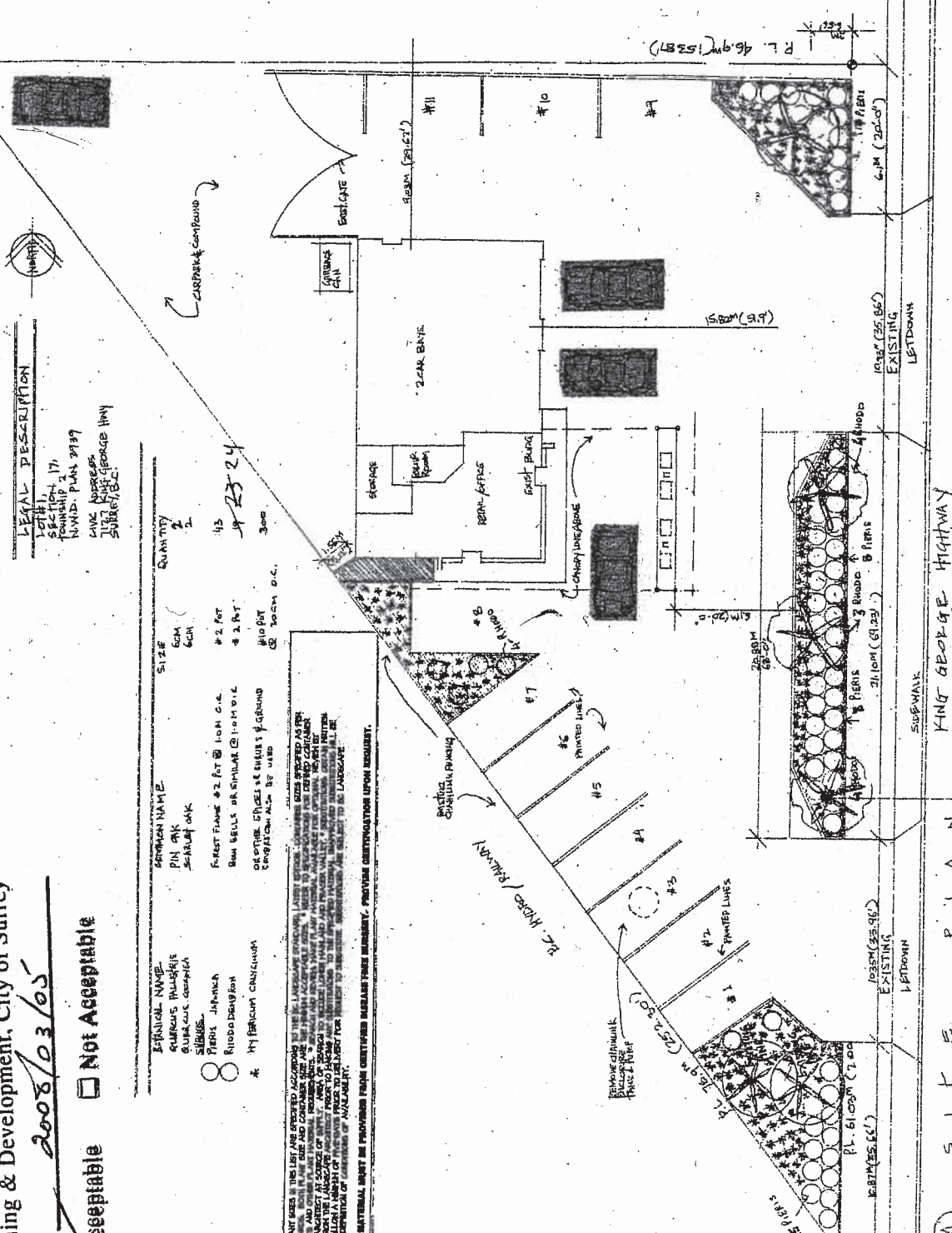
**LEGAL DESCRIPTION**

Lot 11,  
 Block 17,  
 HWY 101, PLAN 2719  
 City of Surrey  
 Subject to

ITEM NAME	SIZE	QUANTITY
SCM	SCM	2
#2 FT	#2 FT	43
#4 FT	#4 FT	23
#10 FT	#10 FT	300

**ITEM NAME**  
 Various Bulbs  
 Various Plants  
 Various Shrubs  
 Various Trees

**PLANT USES:** THE LIST AND QUANTITIES ARE TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIAL AND THE PROVISION OF ALL NECESSARY WATERING, MULCHING AND PROTECTION. PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED NURSERY FIRM(S). PROVIDE CERTIFICATION UPON REQUEST.



(A) SITE PLAN KING GEORGE HIGHWAY  
 SUPERMARKET  
 EXISTING LETDOWN  
 EXISTING LETDOWN  
 EXISTING LETDOWN