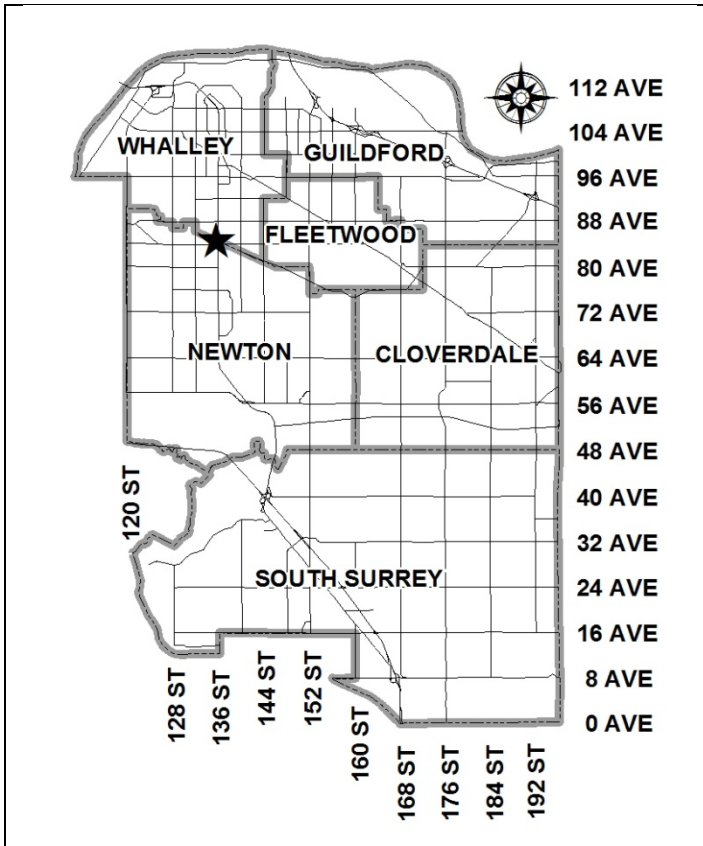


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0242-00

Planning Report Date: October 1, 2012

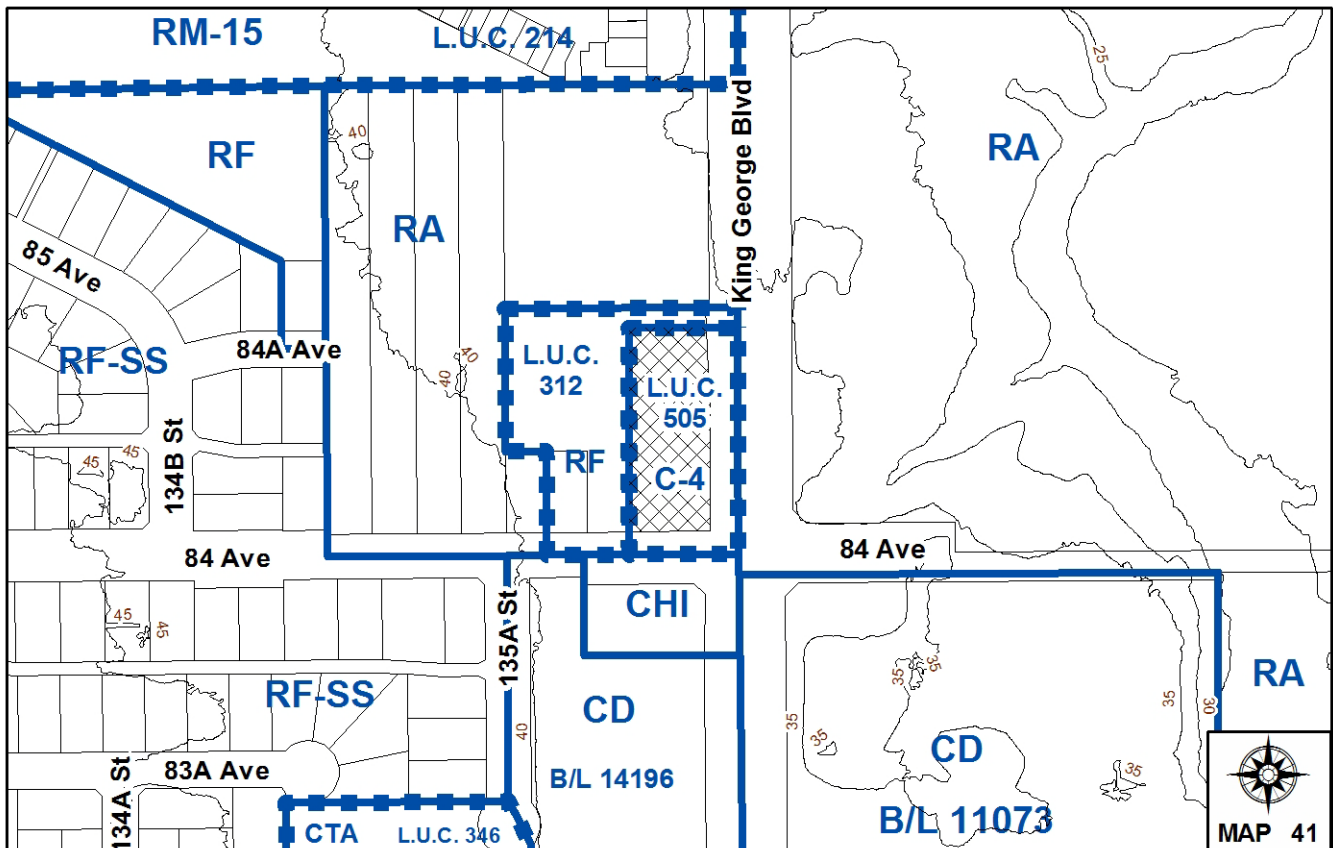


**PROPOSAL:**

- Land Use Contract No. 505 discharge
- Rezoning from C-4 to CD (based on CG-1)
- Development Permit

in order to permit the development of car wash facility

**LOCATION:** 8407 King George Boulevard  
**OWNER:** Devon Estates Limited  
**ZONING:** LUC 505  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Highway Commercial/Open Space



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - Land Use Contract Discharge; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A minor amendment to the Central Newton Local Area Plan (LAP) is required in order to adjust the boundaries of the Highway Commercial/Open Space designations.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Generally complies with the Central Newton Local Area Plan.
- The design of the building is appropriate and is a well-resolved building that fits into the prominent corner of 84 Avenue and King George Boulevard.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to discharge Land Use Contract No. 505 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from (underlying) "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 (Appendix IV).
3. Council authorize staff to draft Development Permit No. 7912-0242-00 generally in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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 Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) approval from BC Hydro; and
  - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
5. Council pass a resolution to amend the Central Newton Local Area Plan to redesignate the land from Highway Commercial and Open Space to Commercial and Open Space when the project is considered for final adoption.

## REFERRALS

|                              |   |
|------------------------------|---|
| Engineering:                 | The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.                        |
| Parks, Recreation & Culture: | Construction of Bear Creek Greenway , located adjacent to the site, is required. Landscaping and fencing should be permeable and no greater than 1.2 metres (4 ft) in height. |
| Surrey Fire Department:      | No concerns.  |

SITE CHARACTERISTICS

Existing Land Use: The site is vacant and fenced off.

Adjacent Area:

| Direction                       | Existing Use       | OCP/LAP Designation                       | Existing Zone |
|---------------------------------|--------------------|---|---------------|
| North:                          | Hydro Right-of-Way | Urban/Open Space                          | RF/RA         |
| East (Across King Georg Blvd.): | Bear Creek Park    | Suburban/Open Space                       | RA            |
| South (Across 84 Ave.):         | Commercial Hwy.    | Industrial/Highway<br>Commercial          | CHI           |
| West:                           | Single Family      | Urban/Highway<br>Commercial/Open<br>Space | RF            |

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal is generally in compliance with the Highway Commercial designation in the Central Newton LAP, however; a portion of the site designated Open Space is being utilized for drive isles and vehicle queuing and parking.

DEVELOPMENT CONSIDERATIONS

- The subject site is highly visible and located at the northwest corner of King George Boulevard. and 84 Avenue. Bear Creek Park is located directly east, across King George Boulevard.
- A rezoning to a "Comprehensive Development Zone (CD)" is proposed in order to allow for automotive services restricted to car wash facility. Accessory uses include one dwelling unit, to be occupied by the owner or employee.
- Land Use Contract No. 505 is registered on the property and is proposed to be discharged. The underlying zone is "Local Commercial Zone (C-4)". Automotive services, including a car wash facility, are not a permitted use.
- The northern portion of the site is encumbered by a BC Hydro right-of-way, which comprises approximately two thirds of the site area.
- The buildable area of the property is constrained due to the Hydro corridor and the Bear Creek Greenway (multi-use path) which is adjacent to the development along King George Boulevard.

- The applicant is required to provide a statutory right of way for the Greenway multi-use path, along with its construction. This Greenway extends west along the Hydro corridor to 132 Street.
- The area is in transition with single family homes, zoned RF, located immediately to the west of the subject site and commercial development, zoned CHI, located directly south, across 84 Avenue.
- The proposed use is appropriate given the proximity of CHI uses across 84<sup>th</sup> Avenue.
- A commercial development concept plan has been provided to outline future development considerations for the properties west of the subject site and also encumbered by the Hydro corridor (Appendix V).
- The developer has confirmed that the adjacent property owner to the west has been consulted regarding the proposed facility and has not expressed objections. Notwithstanding this, a sound attenuation wall is proposed along the west property line, south of the car wash exit. This will reduce noise from the facility adjacent to the existing one residence.
- A reciprocal access easement will be required in order to provide access to the properties to the west and east of the subject site.
- The design of the access to the subject site is interim pending the redevelopment of the property to the north, which will widen access and movements to both sites.
- There are no by-law size trees located on the property.

#### CD Zone

- The CD Zone is based on the self-Service Gasoline Station Zone (CG-1) and is generally reflective of the zone.
- The permitted use is restricted to a car wash facility and accessory use for a caretaker's dwelling unit.
- The building height is 13.8 metres (45 ft) which is greater than the CG-1 Zone which restricts the building height to 6.0 metres (20 ft).
- The building is proposed to include two (2) floors which will contain one dwelling unit and office space.
- A third storey deck is proposed to increase the livability of the dwelling unit and to provide amenity space for employees. It is also provided to increase the architectural significant of the building.
- The setbacks along the west, south and east property lines are less than the 7.5 metres (25 ft) required under the CG-1 Zone.

- A 0.0 metre setback is proposed along the west property boundary. This is proposed both to respond to the site constraints and to maximize development potential for the adjacent property(ies) to the west.

### PRE-NOTIFICATION

The pre-notification letters were mailed on August 28, 2012 and staff received no comments.

### DESIGN PROPOSAL AND REVIEW

- The subject site is located in a highly visible location along King George Boulevard and across from Bear Creek Park.
- The presence of the Hydro corridor on the site and the inability to construct within this right-of-way, will increase the building's prominence.
- The design intent was to create a unique, high quality structure reflective of the use on the site.
- An architecturally modern building creates a bold statement in shape, colour and materials.
- The drum shaped portion of the building is unique and is combined with exterior wall cladding designed and lit to create a water theme.
- This theme is extended to other elements on the site, including landscaping elements.
- The building materials include exposed concrete, perforated lit vinyl screening, glass panels and aluminum glazing.
- Signage on the building is understated.
- Landscaping along the street frontages include low trellises and screening reflective of the building architecture.
- Landscaping is not less than 1.5 metres (5 ft) in width along King George Boulevard and varies along 84 Avenue.

### SUSTAINABLE DEVELOPMENT CHECKLIST

- The facility will use a reclamation/filter system which generates the reuse of 80% of the water required to operate the wash cycle. This design will minimize the majority of the operational impact from a car wash.
- The applicant prepared and submitted a sustainable development checklist for the subject site on September 18, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| Sustainability Criteria                        | Sustainable Development Features Summary   |
|--|--|
| 1. Site Context & Location<br>(A1-A2)          | <ul style="list-style-type: none"> <li>Complies with the OCP "Urban" designation</li> </ul>  |
| 2. Density & Diversity<br>(B1-B7)              | <ul style="list-style-type: none"> <li>N/A</li> </ul>  |
| 3. Ecology & Stewardship<br>(C1-C4)            | <ul style="list-style-type: none"> <li>Absorbent soils, xeriscaping, dry swales and water reclamation are proposed</li> </ul>                                  |
| 4. Sustainable Transport & Mobility<br>(D1-D2) | <ul style="list-style-type: none"> <li>Bike storage is provided</li> </ul>   |
| 5. Accessibility & Safety<br>(E1-E3)           | <ul style="list-style-type: none"> <li>CPTED principles have been applied</li> <li>A caretaker unit is included and will provide 24 hr surveillance</li> </ul> |
| 6. Green Certification<br>(F1)                 | <ul style="list-style-type: none"> <li>N/A</li> </ul>  |
| 7. Education & Awareness<br>(G1-G4)            | <ul style="list-style-type: none"> <li>Consultation with adjacent property owners</li> </ul>   |

### ADVISORY DESIGN PANEL

The project was reviewed by staff internally and was not forwarded to the Advisory Design Panel. Staff feel that the design will create a signature building with high quality materials, reflective of the City's objectives.

### 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. | Engineering Summary                                |
| Appendix III | Draft Development Permit No. 7912-0242-00          |
| Appendix IV  | Proposed CD By-law                                 |
| Appendix V.  | Possible Development Pattern for Adjacent Area     |

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by JM Architecture and C Kavolinas and Associates, respectively, dated September 19, 2012.

*Original signed by Ron Hintsche for*  
Jean Lamontagne  
General Manager  
Planning and Development

IM/kms

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TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **September 28, 2012** PROJECT FILE: **7812-0242-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 8407 King George Blvd**

**REZONE**

***Property and Right-of-Way Requirements***

- dedicate 3.594 metres to 5.119 metres fronting King George Boulevard.
- dedicate 4.942 metres fronting 84 Avenue.
- dedicate 2.7 metres SRW for Bear Creek Greenway fronting King George Boulevard.
- provide 0.5 metre SRW for service connections fronting 84 Avenue.
- provide 5.0 m x 5.0m corner cut at the intersection of King George Boulevard and 84 Avenue.

***Works and Services***

- construct a 4.0 metre asphalt multi-use pathway fronting King George Boulevard;
- provide water, sanitary sewer and storm sewer connections;
- provide on-site stormwater treatment features;
- construct storm sewer to service the proposed development; and
- pay cash-in-lieu for the ultimate 2.0 metre wide median at the proposed 9.0 metre wide entrance.

A Servicing Agreement is required prior to Rezone.

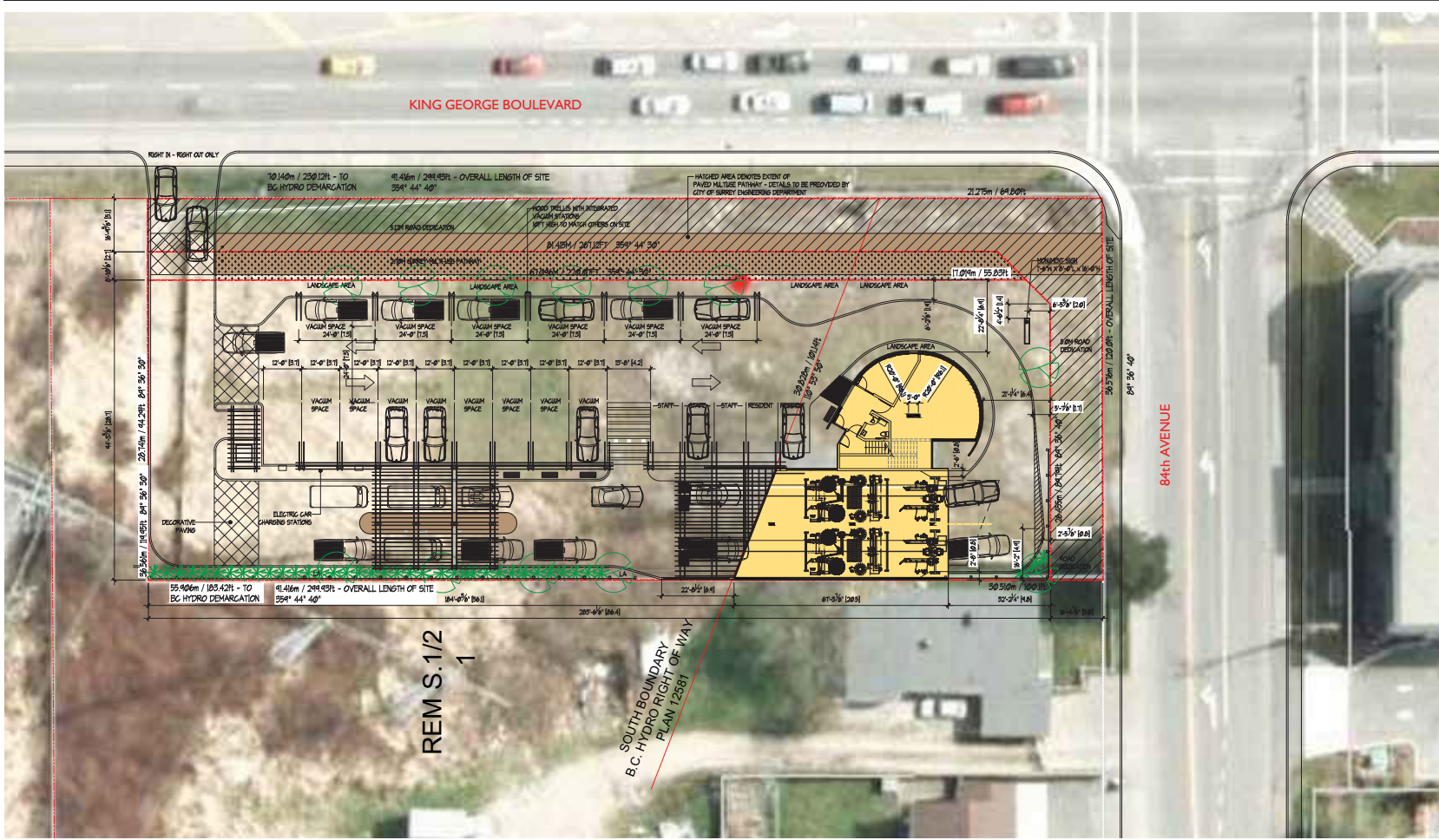
**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.  
Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

LR



| PROJECT RECONCILIATION     |   |  |
|----------------------------|---|--|
| <b>Project Data:</b>       | Survey 55-Cas Requirements  | Proposed or Prohibit   |
| Name:                      | Speed Wash  |  |
| Site Address:              | 1427 King George Boulevard<br>Surrey, B.C.  |  |
| Legal Description:         | Lot 52, sec 26, Twp 2, PL 43387 MHO   |  |
| Lot Area - Overall:        | 35,983.3 SF = 3,344.17 m <sup>2</sup>   |  |
| Road Dedication:           | 6,903.9 SF = 637.50m <sup>2</sup>   |  |
| Remaining:                 | 29,119.4 SF = 2,706.26m <sup>2</sup>  |  |
| Multi-Use Path:            | 2,426.3 SF = 223.54m <sup>2</sup>   |  |
| <b>Building Areas:</b>     |   |  |
| Main floor:                | 3,353 sf - 311.81m <sup>2</sup>   |  |
| Second floor:              | 2916.10 sf - 271.06m <sup>2</sup>   |  |
| <b>Types of Occupancy:</b> |   |  |
| A. Car Wash                |   |  |
| B. Offices for Car Wash    |   |  |
| C. Residence               |   |  |
| <b>Zoning Data:</b>        |   |  |
| Current Zone:              | C-4 - Local Commercial Zone   | CD - Comprehensive Development Based on C4 Zone  |
| DCP Designation:           | Urban   | Urban  |
| Permitted Uses:            | A. Automobile Service Uses<br>B. Accessory Uses - One<br>C. Dwelling Unit<br>Not applicable   | A. Automobile Service Uses<br>B. Accessory Uses - One<br>C. Dwelling Unit<br>Not applicable  |
| Lot Area:                  | Not applicable  | 25,119.4 SF = 2,706.26m <sup>2</sup>   |
| Density - FAS:             | 1.0 times lot area  | 25,119.4 SF  |
| Lot Coverage:              | maximum 50%   | 3,353 sf - 311.81m <sup>2</sup>  |
| Setbacks:                  | 25,119.4 SF/2 = 14,559.7 SF<br>7.5m from all lot lines  | 3,353 sf - 311.81m <sup>2</sup><br>North: 36.10m - 184.32FT<br>East: 6.61m - 22.02FT<br>South: 6.43m - 21.1FT<br>West: 5.5m - 18.0FT<br>40% To accommodate height<br>near to road deck |
| Height of Buildings:       | A. Principal Building - 30 FT<br>B. Accessory Building - Structure - 30 FT  | 40% To accommodate height<br>near to road deck<br>12 FT - repeat below   |
| Off-Street Parking:        | Car Wash and Office<br>1 space per car wash bay<br>2 spaces per 100m <sup>2</sup> for office use<br>2 spaces per dwelling unit<br>total proposed<br>see plans | 3 required<br>3 required<br>2 required<br>7 spaces - refer to site plan  |
| Landscaping:               |   |  |

SITE PLAN  
SCALE: 1/8" = 1'-0" (20X)

| REV | DATE        | DESCRIPTION  | BY  |
|-----|-------------|--|-----|
| 1   | 14 SEP 11   | RECEIVED FOR REVIEW AND DEVELOPMENT PERMIT APPLICATION | JJM |
| 2   | 15 SEP 11   | REVISED PERMITS ADDED AT NORTH END OF SITE             | JJM |
| 3   | 15 SEP 11   | REVISED FOR REVIEW AND DEVELOPMENT PERMIT APPLICATION  | JJM |
| 4   | 15 SEP 11   | SENT TO PLANNING DEPARTMENT                            | JJM |
| 5   | 16 AUG 2012 | RECEIVED AND DEVELOPMENT PERMIT APPLICATION            | JJM |
| 6   | 16 AUG 2012 | SENT TO SEAMOUNT SUPPLIER FOR REVIEW                   | JJM |
| 7   | 16 AUG 2012 | SENT TO OWNER AND CITY PLANNING FOR REVIEW AND COMMENT | JJM |

Architects Seal & Signature

**JM Architecture Inc.**  
architecture  
interior design  
planning

**COPYRIGHT RESERVED** Project Name  
**SPEED WASH**  
1427 KING GEORGE BOULEVARD  
SURREY, B.C.

|             |           |
|-------------|-----------|
| START DATE  | JULY 2012 |
| PROJECT No. | 2012-10   |
| DR.         | JJM       |
| CHK.        | JJM       |
| Project No. |           |
| SCALE       | AS SHOWN  |

Building 4 - Main Floor  
15243 - 81st Avenue  
Surrey, B.C. V3R 8P8  
604 - 283 2003 - T  
604 - 580 1004 - F  
jmarsh@jma.ca - e

DO NOT SCALE DRAWING

AVA CONSTRUCTION LTD.  
2464 - 51 AVENUE, VANCOUVER, B.C.  
ATTENTION: Mr. Roy Acker



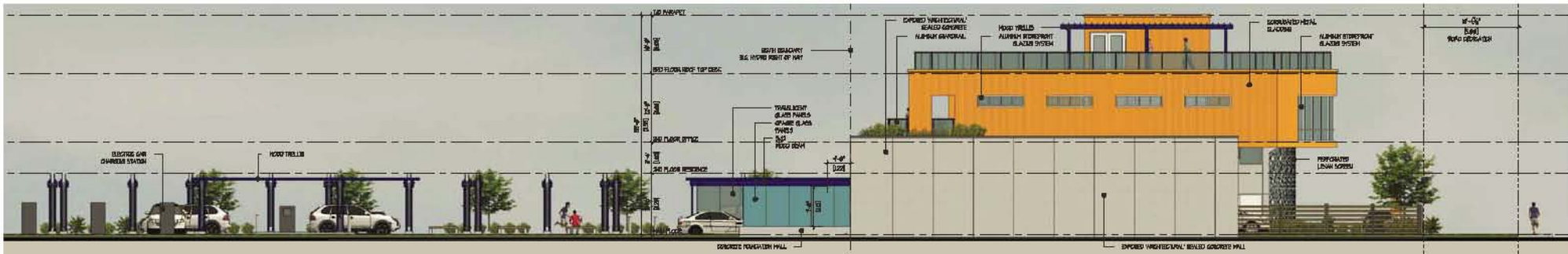




SOUTH ELEVATION (84TH AVENUE)  
SCALE 3/8" = 1'-0"



NORTH ELEVATION  
SCALE 3/8" = 1'-0"



WEST ELEVATION  
SCALE 3/8" = 1'-0"



EAST ELEVATION (KING GEORGE BOULEVARD)  
SCALE 3/8" = 1'-0"

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Architects Seal & Signature

**JM Architecture Inc.**  
 architecture  
 interior design  
 planning

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Project Name: **SPEED WASH**  
 12345 - 8765 Avenue  
 SURREY, B.C.

Architects Seal & Signature: **JM Architecture Inc.**  
 3050 - 8 AVENUE, SURREY, B.C.  
 ARCHITECTS IN THE ACT

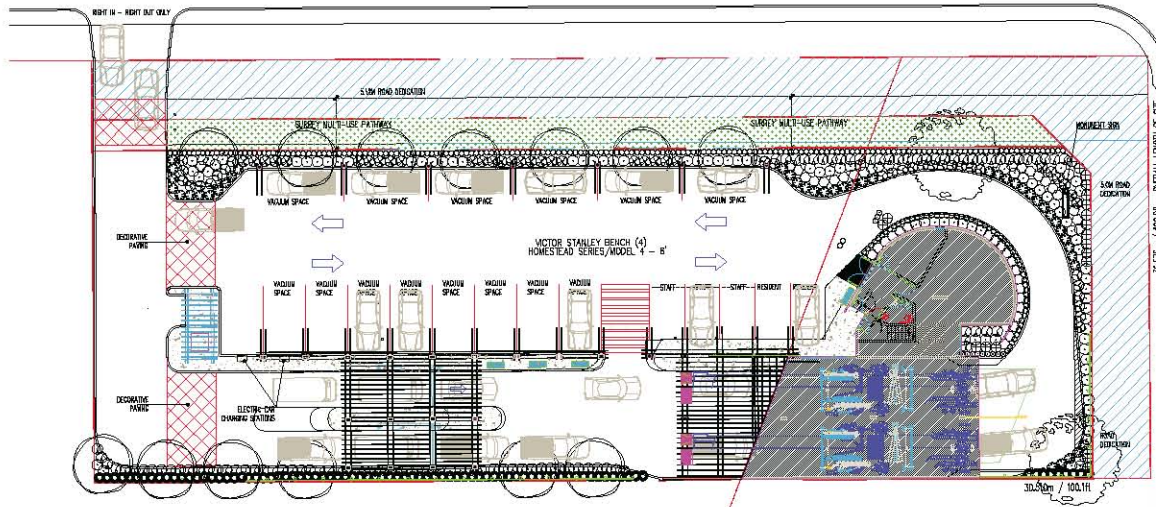
DATE: **JULY 2019**  
 PROJECT No.: **2019-04**  
 DRAWN BY: **JPH**  
 CHECKED BY: **JPH**  
 DATE: **2019-04**  
 SCALE: **AS SHOWN**

**DO NOT SCALE DRAWING**

Page No: **A-1031**



KING GEORGE BOULEVARD



84th AVENUE

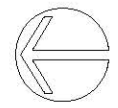
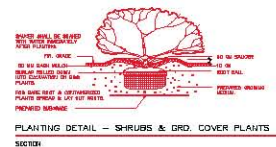
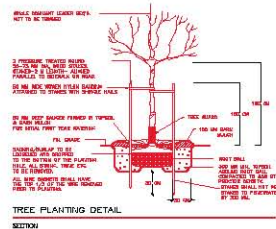
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1

SOUTH BOUNDARY  
B.C. HYDRO RIGHT OF WAY  
PLAN 12881

NOTES / GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE B.C. HYDRO COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE B.C. HYDRO COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE B.C. HYDRO COMPANY.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE B.C. HYDRO COMPANY'S SPECIFICATIONS.
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8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE B.C. HYDRO COMPANY'S SPECIFICATIONS.

| KEY       | BOTANICAL NAME                     | PLANT LIST<br>COMMON NAME | QTY. | SIZE        | SPACING            | REMARKS                  |
|-----------|------------------------------------|---------------------------|------|-------------|--------------------|--------------------------|
| ○         | CORNUS FLORIDA 'RUBRUM'            | RED FLOWERING DOGWOOD     | 2    | 6 CM. CAL.  | AS SHOWN           | B. & B.                  |
| ○         | ACER PALMATUM 'BLOODGOOD'          | BLOODGOOD JAPANESE MAPLE  | 13   | 3.00 METERS | AS SHOWN           | B. & B.                  |
| (x's 2) ○ | FESQUE (GAUCHA 'PEPINO DALE BLUE'  | PEPINO DALE BLUE FESQUE   | 28   | #3 POT      | 30 CM. O.C.        |                          |
| ○         | AZALEA JAPONICA 'HINO CRIMSON'     | CRIMSON AZALEA            | 18   | #2 POT      | 80 CM. O.C.        |                          |
| ○         | ABELIA EDWARD GOWCHER'             | EDWARD GOWCHER ABELIA     | 45   | #3 POT      | 90 CM. O.C.        |                          |
| ○         | RHODODENDRON 'YAKUSHIMANUM 'CRETE' | YAK. RHODODENDRON         | 99   | #3 POT      | 90 CM. O.C.        |                          |
| ○         | BUXUS MACROPHYLLA 'WINTER GEM'     | ASIAN BOXWOOD             | 230  | #3 POT      | 45 CM. O.C.        |                          |
| ○         | ROSA MEIDLAND 'PINK'               | PINK MEIDLAND ROSE        | 26   | #3 POT      | 90 CM. O.C.        |                          |
| ○         | FRAXINUS LAUROCARPUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL        | 92   | #3 POT      | 80 CM. O.C.        |                          |
| ○         | JUNIPERUS HORIZONTALIS 'HUGHES'    | HUGHES JUNIPER            | 43   | #3 POT      | 90 CM. O.C.        |                          |
| ○         | PIERIS JAPONICA 'FOREST FLAME'     | LILY-OF-THE-VALLEY        | 26   | #3 POT      | 90 CM. O.C.        |                          |
| ○         | TAXUS X MEDIA 'BROWNII'            | YEW                       | 62   | 1.00 METER  | 40 CM. O.C.        |                          |
| ○         | WISTERIA FLORIBUNDA                | JAPANESE WISTERIA         | 4    | #3 POT      | 1/PER/TRELLIS POST | SOUTH PROPERTY LINE ONLY |



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| sep/12 | revised site plan | 3    |
| sep/12 | revised site plan | 2    |
| sep/12 | revised site plan | 1    |
| REV.   | REVISED           | REV. |

C.KAVOLINAS & ASSOCIATES INC  
BCSA CSA  
2462 WINGFIELD COURT  
AGRICULTURE, B.C.  
V3B 3E9  
PHONE (604) 857-2376

CLIENT  
MR. RAJ AGNI  
c/o JAI ARCHITECTURE INC.  
BUILDING 4 - MAIN FLOOR  
15345 - 81 AVENUE  
SURREY, B.C.  
PHONE (604) 583-2003

TITLE  
PLAN VIEW  
LANDSCAPE PLAN  
PROPOSED  
CAR WASH  
8427 KING GEORGE BOULEVARD  
SURREY, B.C.

|          |          |         |          |
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| SCALE    | 1:200    | DATE    | AUG/12   |
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| DATE     | CHW      | DATE    | CHW      |
| APPROVED | AS BUILT | DATE    | AS BUILT |

PROJECT  
JOB NO.  
DRAWING NO.  
L-1



CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: LOCAL COMMERCIAL ZONE (C-4)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 006-876-129  
Lot 32 Section 29 Township 2 New Westminster District Plan 43387

8407 King George Boulevard

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a car wash facility.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Automotive service uses* limited to car wash facilities.
- 2. *Accessory uses* limited to one *dwelling unit*, provided that the *dwelling unit* is:
  - (a) Contained within the *principal building*;

- (b). Occupied by the owner or the owner’s employee, for the protection of the business on the *lot*; and
- (c). Not more than 95 square metres {1,022 sq. ft} in floor area.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.63.

**E. Lot Coverage**

The *lot coverage* shall not exceed 33%.

**F. Yards and Setbacks**

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

| <b>Use</b>                      | <b>Setback</b> | <i>Front</i><br>( <i>South</i> )<br><i>Yard</i> | <i>Rear</i><br>( <i>North</i> )<br><i>Yard</i> | <i>Side</i><br>( <i>West</i> )<br><i>Yard</i> | <i>Side</i><br>( <i>East</i> )<br><i>Yard</i> |
|---------------------------------|----------------|---|--|---|---|
| <i>Buildings and Structures</i> |                | 6.4m<br>{21 ft}                                 | 56.2m<br>{184 ft}                              | 0.0m<br>{0 ft}                                | 6.9m<br>{23 ft}                               |

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

The *building height* shall not exceed 13.7 metres [45 feet].

**H. Off-Street Parking**

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the east *side yard* (King George Boulevard) a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. Along the south *front yard* (84 Avenue) a continuous *landscaping* strip of not less than 0.6 metre [2 ft.] in width shall be provided within the *lot*.
4. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
5. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

Not applicable to this Zone.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

| <i>Lot Area</i>              | <i>Lot Width</i>  | <i>Lot Depth</i>  |
|------------------------------|-------------------|-------------------|
| 2,600 sq.m<br>{27,986 sq.ft} | 31 m<br>{102 ft.} | 86 m<br>{282 ft.} |

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the CG-1 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the CG-1 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

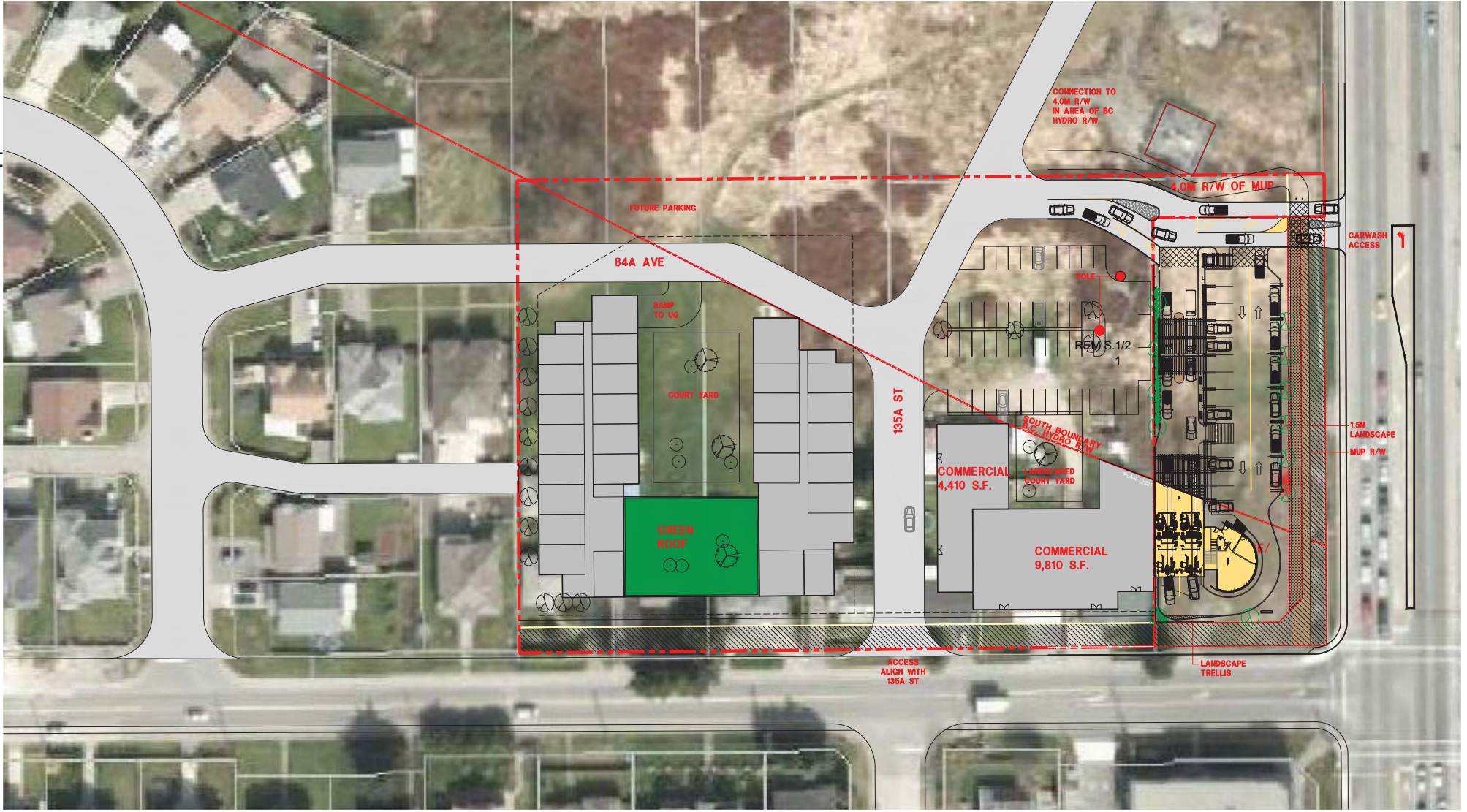
READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK





CONTEXT SITE PLAN  
SCALE 1" = 30'-0" (1:300)

| REV | DATE | DESCRIPTION | BY |
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| REV | DATE     | DESCRIPTION  | BY |
|-----|----------|--|----|
| 50  | PREPARED | RE-SEAL FOR REDWING AND DEVELOPMENT PERMIT APPLICATION | JM |
| 20  | REVISION | SEAL FOR REDWING AND DEVELOPMENT PERMIT APPLICATION    | JM |
| 10  | REVISION | SEAL FOR CITY REVIEW                                   | SL |

Architects Seal & Signature

**JM Architecture Inc.**  
architecture interior design planning

Building 4 - Main Floor  
15243 - 84th Avenue  
Surrey, B.C. V3R 8P8  
604 - 580 3003  
604 - 580 1004  
jmarsh@jma.ca

DO NOT SCALE DRAWING

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START DATE: JULY 2012  
PROJECT No.: 2012-04  
DR: JMA  
DL: JMA  
SCALE: AS SHOWN

Project Name: **SPEED WASH**  
8707 KING GEORGE BOULEVARD  
SURREY, B.C.

AVA CONSTRUCTION LTD.  
2464 - 25 AVENUE, VANCOUVER B.C.  
ATTENTION: Mr. Raj, Asst.

CONTEXT SITE PLAN  
Project No.: 3.0  
Date: 2012-04  
Scale: A-100.0