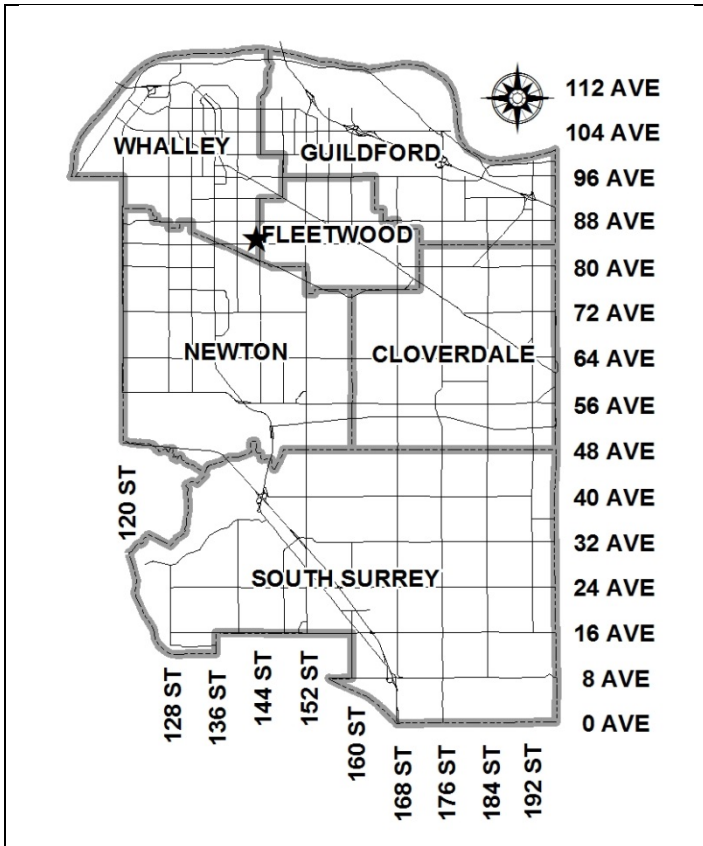


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0075-00

Planning Report Date: May 12, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to reduce the minimum landscape requirement along King George Boulevard.

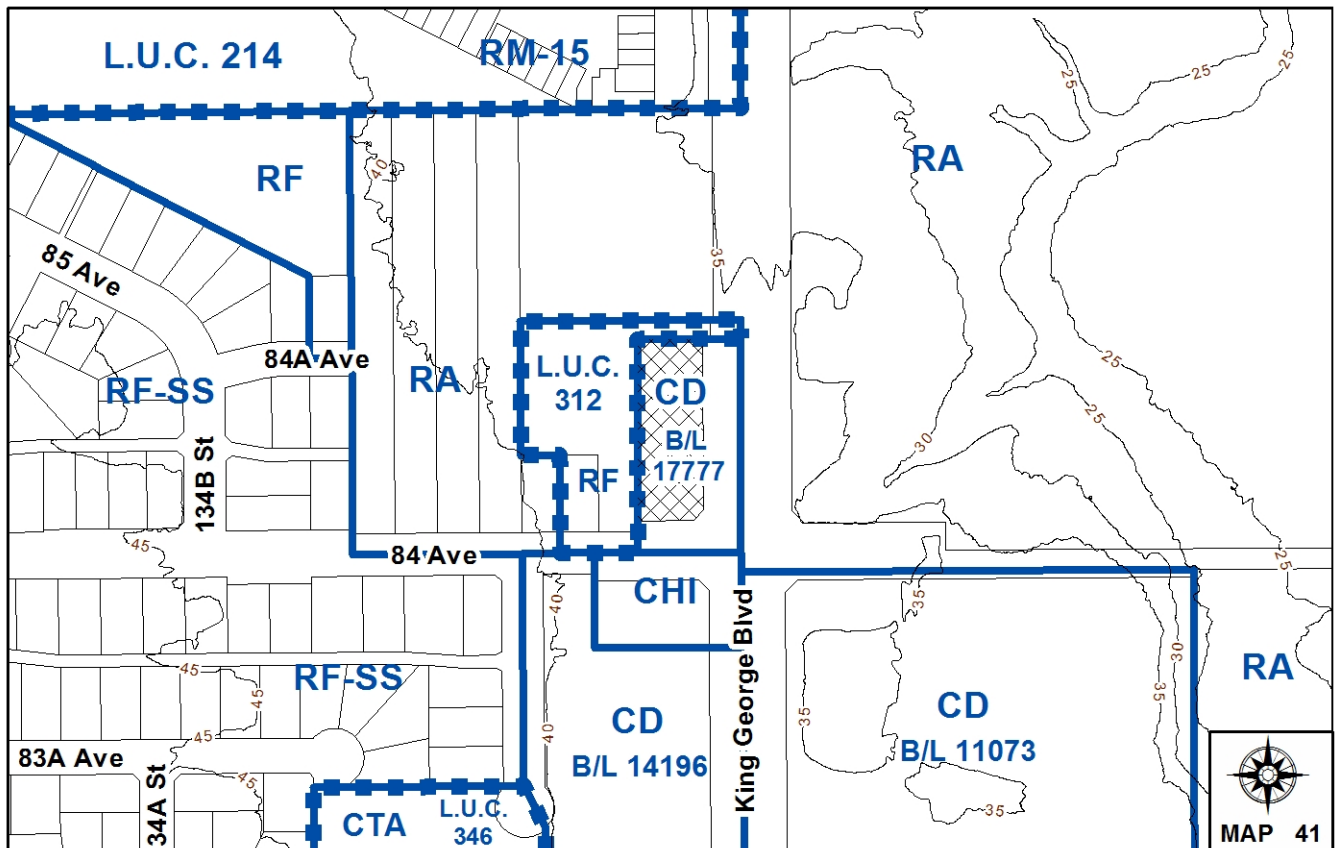
LOCATION: 8407 - King George Boulevard

OWNER: 625515 B.C. Ltd.

ZONING: CD (By-law No. 17777)

OCP DESIGNATION: Urban

LAP DESIGNATION: Commercial and Open Space



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum landscaping requirement on King George Boulevard from 1.5 metres (5 ft.) to 1 metre (3 ft.).

RATIONALE OF RECOMMENDATION

- In order to improve traffic flows, vehicle circulation and on-site parking, the applicant has modified the landscaping previously approved under File No. 7912-0242-00. As a result, the applicant requests a DVP to reduce the landscape buffer width on King George Boulevard from 1.5 metres (5 ft.) to 1 metre (3 ft.).
- The applicant proposes additional landscaping improvements along King George Boulevard to enhance the streetscape and reduce the visual impact of the existing carwash building as well as on-site parking from the adjacent multi-use pathway and passing motor vehicle traffic.
- The applicant will provide the minimum required 1.5 metre (5 ft.) wide landscape buffer along King George Boulevard wherever possible and supplement the approved landscape plans by upgrading the existing plant material, installing several by-law sized trees as well as providing a trellis feature at the corner of 84 Avenue and King George Boulevard.
- The applicant will provide a Section 219 Restrictive Covenant for future removal of the existing garbage enclosure located at the northwest corner of the subject property, at the expense of the owner, outside the reciprocal access easement as well as remove all unauthorized pavement markings installed within the drive aisle off King George Boulevard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7914-0075-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum landscape requirement along the east side yard (King George Boulevard) from 1.5 metres (5 ft.) to 1 metre (3 ft.).
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) submission of a Section 219 Restrictive Covenant for future removal of the existing garbage enclosure, at the expense of the owner, currently located in the reciprocal access easement registered on title once the easement is required by the Engineering Department to extend further westward to facilitate the redevelopment of 13573 – 84 Avenue; and
 - (c) submission of a revised layout that clearly shows the removal of all unauthorized pavement markings previously installed in the drive aisle off King George Boulevard to the satisfaction of the Engineering Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Recently constructed carwash facility

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	B.C. Hydro right-of-way	Urban/Open Space	RF/RA
East (Across King George Boulevard):	Bear Creek Park	Suburban/Open Space	RA
South (Across 84 Avenue):	Highway Commercial	Industrial/ Highway Commercial	CHI
West:	Single Family Residential	Urban/Highway Commercial and Open Space	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject property at 8407 - King George Boulevard is designated "Urban" in the Official Community Plan (OCP) as well as "Commercial" and "Open Space" in the Central Newton Local Area Plan (LAP). The property is zoned "Comprehensive Development Zone (CD)" (By-law No. 17777) and presently occupied by a newly constructed carwash facility.
- The property was rezoned in May, 2013 to "Comprehensive Development Zone (CD)" based upon CG-1 in order to permit automotive service uses limited to a carwash facility with one dwelling unit to be occupied by the owner or employee. As part of the application, a Development Permit (DP) was issued by Council for a 344 square metre (3,701 sq. ft.) carwash building which included a 1.5 metre (3 ft.) wide landscape strip with by-law sized trees and additional groundcover along King George Boulevard (File No. 7912-0242-00).
- The applicant was required to provide a statutory right-of-way for a multi-use pathway on King George Boulevard as well as reciprocal access easement along the north lot line to provide access to the adjacent properties at 13543, 13553, 13563 and 13573 – 84 Avenue.
- The applicant provided a written letter consenting to relocate the existing garbage enclosure, situated within the reciprocal access easement along the northern boundary of the subject property, outside the easement area once ultimate access is provided from 84 Avenue and King George Boulevard is median restricted to right-in/right-out access in future.

Current Proposal

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum landscape requirement on King George Boulevard to improve traffic flows, vehicle circulation and on-site parking.

Reciprocal Access Easement off King George Boulevard

- The applicant will provide a Section 219 Restrictive Covenant for future removal of the existing garbage enclosure, at the expense of the owner, currently located in the reciprocal access easement registered on title once the easement is required by the Engineering Department to extend further westward in order to provide access and facilitate the redevelopment of 13573 – 84 Avenue. In addition, the applicant must provide a revised layout which clearly shows the ultimate location for the existing garbage enclosure.
- The applicant is required to submit a revised layout that clearly shows the removal of all unauthorized pavement markings previously installed within the drive aisle along King George Boulevard. Any future pavement markings within the drive aisle are subject to approval from the Engineering Department.
- The previously approved Servicing Agreement under File No. 7912-0242-00 will be further amended to ensure that bollards are installed on either side of the driveway entrance along King George Boulevard to prevent vehicles from accessing the existing multi-use pathway.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum landscaping requirement along King George Boulevard from 1.5 metres (5 ft.) to 1 metre (3 ft.).

Applicant's Response:

- The proposed variance will greatly improve traffic flows, vehicle circulation and on-site parking which benefits patrons as well as improves the overall efficiency of the existing carwash facility.

Staff Comments:

- The applicant is proposing additional landscaping along King George Boulevard to enhance the streetscape and reduce the visual impact of the carwash building as well as on-site parking from the adjacent multi-use pathway and passing motor vehicle traffic.
- The applicant will provide the minimum required 1.5 metre (5 ft.) wide landscape strip along King George Boulevard, wherever possible, and supplement the landscaping by upgrading the existing plant material, installing several by-law sized trees as well as providing a trellis feature at the corner of 84 Avenue and King George Boulevard.

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. Development Variance Permit No. 7914-0075-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17777)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	~3,332 sq. m.
Road Widening area	N/A	~606.9 sq. m.
Undevelopable area	N/A	~1,956 sq. m.
Net Total	N/A	~769.1 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	33%	40.7%
SETBACKS (in metres)		
Front (South)	6.4 m.	~6.4 m.
Rear (North)	56.2 m.	56.06 m.
Side #1 (East)	6.9 m.	6.92 m.
Side #2 (West)	0.0 m.	0.0 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	13.7 m.	11.6 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor	N/A	N/A
One Bed	N/A	N/A
Two Bedroom	N/A	N/A
Three Bedroom +	N/A	N/A
Total	1 residential unit	1 residential unit
FLOOR AREA: Residential	N/A	93 sq. m.
FLOOR AREA: Commercial		
Carwash	N/A	313 sq. m.
Office	N/A	162 sq. m.
Total	N/A	475 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	568 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)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	0.63	0.74
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	1 per wash bay (~8 stalls)	15 stalls
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	2 spaces	2 spaces
Institutional	N/A	N/A
Total Number of Parking Spaces	10 spaces	17 spaces
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	N/A
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0075-00

Issued To: o625515 B.C. LTD.

("the Owner")

Address of Owner: 2450 – 51st Avenue East
Vancouver, B.C. V5S 1P6

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: 006-876-129
Lot 32 Section 29 Township 2 New Westminster District Plan 43387 Except Plans 62493
and EPP30871
8407 - King George Boulevard
(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section I.2 of Part 52, Comprehensive Development Zone (By-law No. 17777), the minimum landscape requirement along the east side yard (King George Boulevard) is reduced from 1.5 metres (5 ft.) to 1 metre (3 ft.).
4. This development variance permit applies to only the portion of 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. (a) The landscaping shall conform to drawings numbered 7914-0075-00(A) (the "Landscaping").

- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$42,546.00.

(the "Security")

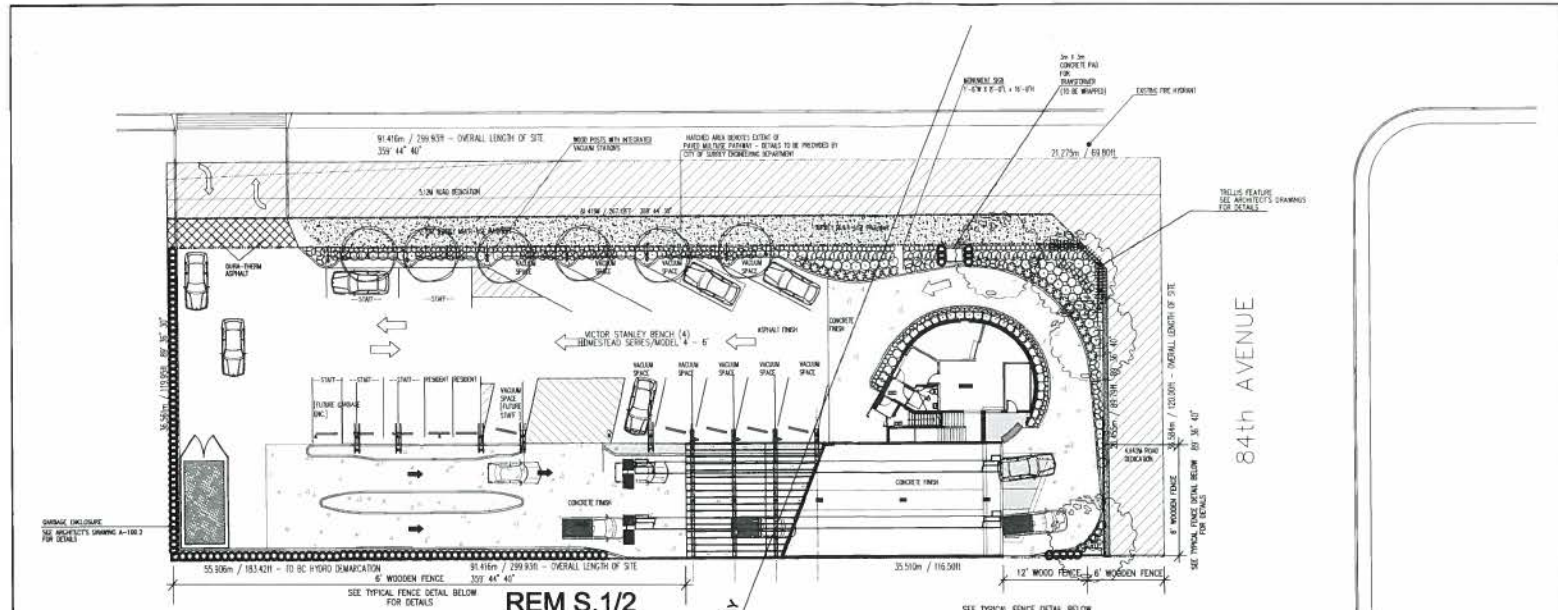
- (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. 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.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

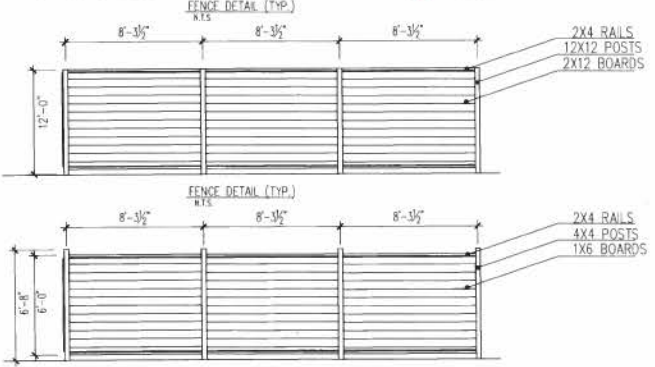
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



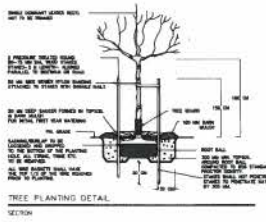
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KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	8 CM CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM DISSECTUM	RED LACI LEAF JAPANESE MAPLE	6	1.00 METERS	AS SHOWN	B. & B.
+	AZALEA JAPONICA 'INDO DRUMSON'	ORNEMO AZALEA	12	#3 POT	80 CM O.C.	
○	ABELIA EDWARD GOMCHER'	EDWARD GOMCHER ABELIA	4	#3 POT	90 CM O.C.	
○	RHOODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHOODODENDRON	4	#3 POT	90 CM O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	4	#3 POT	45 CM O.C.	
○	ROSA MEDLAND 'PINK'	PINK MEDLAND ROSE	17	#3 POT	90 CM O.C.	
○	PRUNUS LAURICEPRASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	27	#3 POT	80 CM O.C.	
○	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	31	#3 POT	90 CM O.C.	
○	PIERIS JAPONICA 'FOREST FLAME'	ULY-OF-THE-VALLEY	31	#3 POT	90 CM O.C.	
○	TAXUS x MEDIA BROWNI	YEW	121	1.00 METER	40 CM O.C.	



NOTES / GENERAL

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY PLANTING STANDARDS AND SPECIFICATIONS. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY PLANTING STANDARDS AND SPECIFICATIONS. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SURREY PLANTING STANDARDS AND SPECIFICATIONS.
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Plans checked by [Signature]
 Planning & Development, City of Surrey
 Date 2014/04/16
 Acceptable Not Acceptable

APR/14	city of surrey request	10
MAY/14	client request	9
FEB/14	city of surrey request	8
JUL/13	city of surrey request	7
JUL/13	revised site plan	6
JUN/13	revised site plan	5
MAY/13	revised site plan	4
SEP/12	revised site plan	3
SEP/12	revised site plan	2
SEP/12	revised site plan	1
DATE	REVISED	NO.
REVISED		

C.KAVOLINAS & ASSOCIATES INC.
 BCVA OSA
 2462 JONQUIL COURT
 ABROTTWOOD, B.C.
 V0G 3E8
 PHONE (604) 857-2378

SLAB
 MR. DAVID ANDER
 1/3 AN ARCHITECTURE INC.
 BUILDING 4 - MAIN FLOOR
 15343 - 91 AVENUE
 SURREY, B.C.
 V3R 6P6
 PHONE (604) 583-2063

FILE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 CAR WASH
 8407 KING GEORGE BOULEVARD
 SURREY, B.C.

SCALE 1:200	DATE AUG/12
DRAWN	DATE
CHECKED	DATE
APPROVED	DATE

PRINTED JOB No. _____
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Schedule A